

RESOLUTION NO. 2015-04

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT AGENCY APPROVING A SECOND AMENDED AND RESTATED LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Anaheim Redevelopment Agency ("Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.*, and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Anaheim ("City"); and

WHEREAS, Assembly Bill 1x 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (as upheld and modified by the California Supreme Court decision in *California Redevelopment Association v. Matosantos*, Case No. S194861, and as thereafter amended by Assembly Bill 1484, chaptered and effective on June 27, 2012, the "Dissolution Act"); and

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting, the City Council chose to serve as the governing body of the "Successor Agency" to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the Successor Agency will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member Oversight Board ("Oversight Board") formed thereunder; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (referred to herein as the "LRPMP") addressing the future disposition and use of all real property of the former Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance ("DOF") for review and approval no later than six months following the DOF's issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Resolution No. 2012-105, the Successor Agency Board authorized its Executive Director ("Executive Director") to act on behalf of the Successor Agency, whenever reference is made in the Dissolution Act to an action or approval to be

undertaken by the Successor Agency, subject to the approval of the Oversight Board and in compliance in all respects with the requirements of the Dissolution Act; and

WHEREAS, Resolution No. 2012-105 further authorizes the Executive Director to take any and all actions and execute and deliver any and all documents and instruments which he may deem necessary and advisable to effectuate the purposes of Resolution No. 2012-105, in compliance with the Dissolution Act; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on June 12, 2013; and

WHEREAS, the Successor Agency submitted its LRPMP to the Oversight Board on November 21, 2013, which LRPMP was approved by the Oversight Board by Resolution No. 2013-03; and

WHEREAS, Resolution No. 2013-03 and the LRPMP were provided to the DOF on or about November 25, 2013; and

WHEREAS, in response to comments received from DOF, the Successor Agency submitted an Amended and Restated Long Range Property Management Plan (the "First Amended LRPMP") to the Oversight Board on February 19, 2015, which First Amended LRPMP was approved by the Oversight Board by Resolution No. 2015-02; and

WHEREAS, Resolution No. 2015-02 and the First Amended LRPMP were provided to the DOF on or about February 25, 2015; and

WHEREAS, DOF has provided various comments to the Successor Agency regarding the First Amended LRPMP; and

WHEREAS, in response to the comments received from DOF relating to the First Amended LRPMP, the Executive Director has approved the form of a Second Amended and Restated Long Range Property Management Plan ("Second Amended LRPMP") in substantially the form attached to this resolution as Attachment "A"; and

WHEREAS, by this Resolution, the Oversight Board desires to approve the Second Amended LRPMP in the form submitted by the Executive Director, on behalf of the Successor Agency, and to authorize the Executive Director to transmit said Second Amended LRPMP to the DOF for approval, all pursuant to Health & Safety Code Section 34191.5(b).

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT AGENCY:

The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

The Oversight Board hereby approves the Second Amended LRPMP in substantially the form attached to this resolution as Attachment "A" and authorizes the Executive Director, on

behalf of the Successor Agency, to transmit said Second Amended LRPMP to the DOF for approval, all pursuant to Health & Safety Code Section 34191.5(b).

The Director of the Successor Agency is hereby authorized to make such revisions to the Second Amended LRPMP as may be required to conform with approval of the Second Amended LRPMP by DOF on or before December 31, 2015 without the necessity of returning to the Oversight Board for approval of such revisions to the Second Amended LRPMP.

This Resolution shall be effective immediately upon adoption.

THE FOREGOING RESOLUTION IS APPROVED AND ADOPTED BY THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY THIS 22 DAY OF DECEMBER 2015, BY THE FOLLOWING
ROLL CALL VOTE:

AYES: *Caldwell, Eastman, Williams, Hemingway*

NOES: *NONE*

ABSENT: *Murray, Poore*

ABSTAIN: *NONE*

OVERSIGHT BOARD TO THE SUCCESSOR
AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY


Chair

RESOLUTION NO. 2015-02

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY APPROVING AN
AMENDED AND RESTATED LONG RANGE PROPERTY
MANAGEMENT PLAN**

WHEREAS, the Anaheim Redevelopment Agency ("Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.*, and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Anaheim ("City"); and

WHEREAS, Assembly Bill 1x 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (as upheld and modified by the California Supreme Court decision in *California Redevelopment Association v. Matosantos*, Case No. S194861, and as thereafter amended by Assembly Bill 1484, chaptered and effective on June 27, 2012, the "Dissolution Act"); and

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting, the City Council chose to serve as the governing body of the "Successor Agency" to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the Successor Agency will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member Oversight Board ("Oversight Board") formed thereunder; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (referred to herein as the "LRPMP") addressing the future disposition and use of all real property of the former Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance ("DOF") for review and approval no later than six months following the DOF's issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Resolution No. 2012-105, the Successor Agency Board authorized its Executive Director ("Executive Director") to act on behalf of the Successor Agency, whenever reference is made in the Dissolution Act to an action or approval to be

undertaken by the Successor Agency, subject to the approval of the Oversight Board and in compliance in all respects with the requirements of the Dissolution Act; and

WHEREAS, Resolution No. 2012-105 further authorizes the Executive Director to take any and all actions and execute and deliver any and all documents and instruments which he may deem necessary and advisable to effectuate the purposes of Resolution No. 2012-105, in compliance with the Dissolution Act; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on June 12, 2013; and

WHEREAS, the Successor Agency submitted its LRPMP to the Oversight Board on November 21, 2013, which LRPMP was approved by the Oversight Board by Resolution No. 2013-03; and

WHEREAS, Resolution No. 2013-03 and the LRPMP were provided to the DOF on _____, 2014; and

WHEREAS, DOF has provided various comments to the Successor Agency regarding the previously-submitted LRPMP; and

WHEREAS, the State Controller's Office conducted a review of all property transfers made by the Agency prior to its dissolution and in its Asset Transfer Review Report dated December 26, 2014 ("SCO Report"), directed the City to return certain real property to the Successor Agency for disposition pursuant to the LRPMP; and

WHEREAS, in response to the comments received from DOF and the SCO Report, the Executive Director has approved the form of an Amended and Restated Long Range Property Management Plan ("Amended LRPMP") in substantially the form attached to this resolution as Attachment "A"; and

WHEREAS, by this Resolution, the Oversight Board desires to approve the Amended LRPMP in the form submitted by the Executive Director, on behalf of the Successor Agency, and to authorize the Executive Director to transmit said Amended LRPMP to the DOF for approval, all pursuant to Health & Safety Code Section 34191.5(b).

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the Amended LRPMP in substantially the form attached to this resolution as Attachment "A" and authorizes the Executive Director, on behalf of the Successor Agency, to transmit said Amended LRPMP to the DOF for approval, all pursuant to Health & Safety Code Section 34191.5(b).

Section 3. This Resolution shall be effective immediately upon adoption.

THE FOREGOING RESOLUTION IS APPROVED AND ADOPTED BY THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY THIS 19th DAY OF FEBRUARY, 2015, BY THE
FOLLOWING ROLL CALL VOTE:

AYES: MITCH CALDWELL, GAIL EASTMAN, RICK HEMINGWAY & DIANE POORE

NOES: N/A

ABSENT: KRIS MURRAY & FRED WILLIAMS

ABSTAIN: N/A

OVERSIGHT BOARD TO THE SUCCESSOR
AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY

Mitch Caldwell

Chair

RESOLUTION NO. 2013-03

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY APPROVING THE LONG
RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, the Anaheim Redevelopment Agency ("Agency") was established as a community redevelopment agency that was previously organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.*, and previously authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Anaheim ("City"); and

WHEREAS, Assembly Bill 1x 26 added Parts 1.8 and 1.85 to Division 24 of the California Health & Safety Code, which laws cause the dissolution and wind down of all redevelopment agencies (as upheld and modified by the California Supreme Court decision in *California Redevelopment Association v. Matosantos*, Case No. S194861, and as thereafter amended by Assembly Bill 1484, chaptered and effective on June 27, 2012, the "Dissolution Act"); and

WHEREAS, the Agency is now a dissolved community redevelopment agency pursuant to the Dissolution Act; and

WHEREAS, by a resolution considered and approved by the City Council at an open public meeting, the City Council chose to serve as the governing body of the "Successor Agency" to the dissolved Agency under the Dissolution Act; and

WHEREAS, as of and on and after February 1, 2012, the Successor Agency will perform its functions as the successor agency under the Dissolution Act to administer the enforceable obligations of the Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member Oversight Board ("Oversight Board") formed thereunder; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" (referred to herein as the "LRPMP") addressing the future disposition and use of all real property of the former Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance ("DOF") for review and approval no later than six months following the DOF's issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Resolution No. 2012-105, the Successor Agency Board authorized its Executive Director ("Executive Director") to act on behalf of the Successor Agency, whenever reference is made in the Dissolution Act to an action or approval to be undertaken by the Successor Agency, subject to the approval of the Oversight Board and in compliance in all respects with the requirements of the Dissolution Act; and

WHEREAS, Resolution No. 2012-105 further authorizes the Executive Director to take any and all actions and execute and deliver any and all documents and instruments which he may deem necessary and advisable to effectuate the purposes of Resolution No. 2012-105, in compliance with the Dissolution Act; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on June 12, 2013; and

WHEREAS, the Executive Director has approved the LRPMP in substantially the form attached to this resolution as Attachment "A"; and

WHEREAS, by this Resolution, the Oversight Board desires to approve the LRPMP in the form submitted by the Executive Director, on behalf of the Successor Agency, and to authorize the Executive Director to transmit said LRPMP to the DOF for approval, all pursuant to Health & Safety Code Section 34191.5(b).

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE ANAHEIM REDEVELOPMENT AGENCY:

Section 1. The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the LRPMP in substantially the form attached to this resolution as Attachment "A" and authorizes the Executive Director, on behalf of the Successor Agency, to transmit said LRPMP to the DOF for approval, all pursuant to Health & Safety Code Section 34191.5(b).

Section 3. This Resolution shall be effective immediately upon adoption.

THE FOREGOING RESOLUTION IS APPROVED AND ADOPTED BY THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY THIS 21 DAY OF November, 2013, BY THE
FOLLOWING ROLL CALL VOTE:

AYES: GAIL EASTMAN, KRIS MURRAY, Rick Hemingway, DIANE POORE
FRED WILLIAMS

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

OVERSIGHT BOARD TO THE SUCCESSOR
AGENCY TO THE ANAHEIM
REDEVELOPMENT AGENCY



Chair

ATTACHMENT "A"

**SECOND AMENDED AND RESTATED
LONG-RANGE PROPERTY MANAGEMENT PLAN**

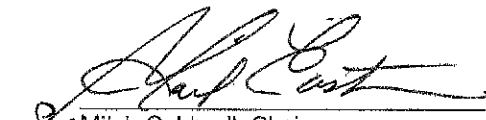
[Attached on following pages.]

SECOND AMENDED & RESTATED ANAHEIM LONG RANGE PROPERTY MANAGEMENT PLAN

Submitted to the Department of Finance, State of California

By Direction of the Oversight Board
Of the Successor Agency to the
Anaheim Redevelopment Agency

Submitted by:


For Mitch Caldwell, Chair
City of Anaheim Oversight Board

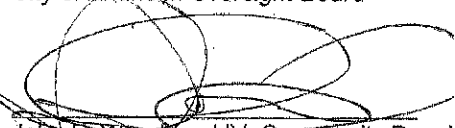

John E. Woodhead IV, Community Development
City of Anaheim, Successor to the
Anaheim Redevelopment Agency

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EXECUTIVE SUMMARY

The former Anaheim Redevelopment Agency judiciously, and with great integrity, pursued the elimination of blight and blighting influences within adopted Redevelopment Project Areas in a comprehensive and inclusionary fashion in accordance with the Community Redevelopment Law. Upon dissolution of redevelopment agencies in the State of California, the City of Anaheim, acting as the Successor Agency to the Anaheim Redevelopment Agency (the "Anaheim Successor"), has diligently and with all due haste, proceeded to unwind the affairs of the former Anaheim Redevelopment Agency in accordance with ABx1 26, the Supreme Court's decision in *California Redevelopment Association v. Ana Matosantos*, and AB 1484 (collectively, the "Dissolution Law"). To that end, the Anaheim Successor has received Department of Finance ("DOF") final determinations for its first five Recognized Obligation Payment Schedules, Housing Asset Transfer Form, and the Due Diligence Reviews of both its Low and Moderate Income Housing Fund and its Non-Housing/All Other Funds. Importantly, DOF approval of the Due Diligence Reviews entitled the Anaheim Successor to a Finding of Completion from DOF, receipt of which has enabled the Anaheim Successor to submit a Long Range Property Management Plan ("LRPMP") for DOF review and approval.

This Second Amended & Restated LRPMP reflects changes required to comply with AB 1484 and the Dissolution Statutes. Further, the Second Amended & Restated LRPMP reflects reversed transfers to the City as directed by the California State Controller, December, 2014 (see attachment one to this executive summary).

As continuing stewards of a public trust, the Anaheim Successor has prepared this Second Amended & Restated LRPMP to reflect the proposed disposition of remaining real estate assets of the former Anaheim Redevelopment Agency consistent with, and authorized by, the Anaheim Redevelopment Plan for the Anaheim Merged Redevelopment Project (the "Redevelopment Plan"). As such, all of the properties, having been acquired for the purposes of implementing the Redevelopment Plan, fall into the categories of either Governmental Use, Future Development, Future Sale or Enforceable Obligations.

The nearly 97 acres of property held in trust by the Anaheim Successor are comprised of parcels ranging in size from a 30-acre landfill to a 1,300 square foot remnant left over from the State widening of Interstate 5. These properties were acquired for a number of redevelopment projects, ranging from significant commercial shopping centers to neighborhood pocket parks.

EXECUTIVE SUMMARY

Upon approval of the Second Amended & Restated LRPMP by DOF, the Anaheim Successor will immediately transfer all Governmental Use properties to the appropriate governmental entity for continued public use, and will immediately transfer to the City of Anaheim properties for Future Development. If a LRPMP proposes to sell or transfer property to the city, county, or city and county that created the RDA (the sponsoring entity) for future development, the Department of Finance interprets Health and Safety Code Sections 34180(f) and 34191.5 as requiring the sponsoring entity to enter into a compensation agreement with the affected taxing entities. The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that compensation agreements with taxing entities are *not* required in this situation. In light of the Department of Finance's position, however, and without waiving its right to assert its contrary interpretation of the law, the City will enter into a compensation agreement with the affected taxing entities for any property acquired by the City for future development in accordance with this LRPMP, unless the requirement for a compensation agreement is removed by court order, legislative change/clarification, or reversal/modification of the current Department of Finance policy. The Successor Agency will remit appropriate sales proceeds for any sale properties to the CAC for distribution to the affected taxing agencies.

In its most basic form, the Redevelopment Plan consists of the Amended and Restated Redevelopment Plan for the Anaheim Merged Redevelopment Project, August, 2006. However, it is important to note that *"...this [Redevelopment] Plan presents a process and a basic framework within which implementing plans will be presented, specific projects will be established, and specific solutions will be proposed and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects programs and solutions."* Redevelopment Plan, Page 4). In accordance with that dictate, the former Anaheim Redevelopment Agency developed several subsequent documents, which implemented the Redevelopment Plan and guided development thereunder. While some of the documents were required by law, (i.e., the Implementation Plans), some were created voluntarily (i.e., the various Overlay Zones, Guides, and Studies). Accordingly, the documents guiding the preparation of this LRPMP, and the categorization of the parcels addressed therein, include, but are not limited to, the following: the Redevelopment Plan; the Report to Council required in connection with the adoption of the Redevelopment Plan; the 2005-2009 Implementation Plan for the Anaheim Merged Redevelopment Project Area, December 2004; Midterm Review of the Second Five Year AB 1290 Implementation Plan For All Project Areas 1999-2004, December 2002; The Second Five Year AB 1290 Implementation Plan For All Project Areas 1999-2004, December, 1999; Update of the Implementation Plan For All Project Areas, December, 1997; AB 1290 Implementation Plan, November 1994; City of Anaheim General Plan; City of Anaheim Zoning Code; Brookhurst Overlay Zone; South Anaheim Boulevard Overlay Zone; Downtown Anaheim Overlay Zone; The Canyon Specific Plan; ULI – The Urban Land Institute Anaheim Plaza Survey Area, A Panel Advisory Service Report, December, 1988; Guide For Development: Greater Downtown of Anaheim, December 2007; Brookhurst Corridor Design and Planning recommendations Study, 1997; Anaheim Canyon Station Project

EXECUTIVE SUMMARY

Study Report, November, 2009; Anaheim Center; Guide For Development, January, 1991; Go Local Plan, December, 2007; Cultural Planning in the City of Anaheim, June, 1999; all conceptual studies and plans, implemented or otherwise; all negotiation

agreements, letters of understanding, memoranda of understanding, owner participation agreements, disposition and development agreements, use licenses, leases, rights-of-entry, and consultant reports.

This Second Amended & Restated LRPMP is organized by property, which may be composed of one or more parcels. For each property, the LRPMP provides various data in accordance with AB 1484, contains a narrative description of each property and its ownership and development history, includes a map of each property, indicates the existing and/or intended use of each property pursuant to the Redevelopment Plan, and includes reference documents, applicable.

The Second Amended & Restated LRPMP has been prepared with all earnestness, and it is the Anaheim Successor's assumption that the California State Department of Finance will review, comment and approve same with equal earnestness.

#1 - 500 S. Anaheim Building

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1/19/2001
Value at acquisition	\$930,000
Estimate of Current Value (Book Value)	\$335,706
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; substation development; commercial; historic property
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	500 S Anaheim
APN	251-084-08
Lot Size	0.45 acres
Current Zoning	Industrial (I), South Anaheim Boulevard Corridor (SABC) overlay
General Plan	Residential-Low Medium (R-LM)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$335,706
Appraisal Information	S. White 7/20/2011 \$450,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	None
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Previous packing house considered for mixed use, demolition and commercial development. Historic preservation and rehabilitation/reuse



Background

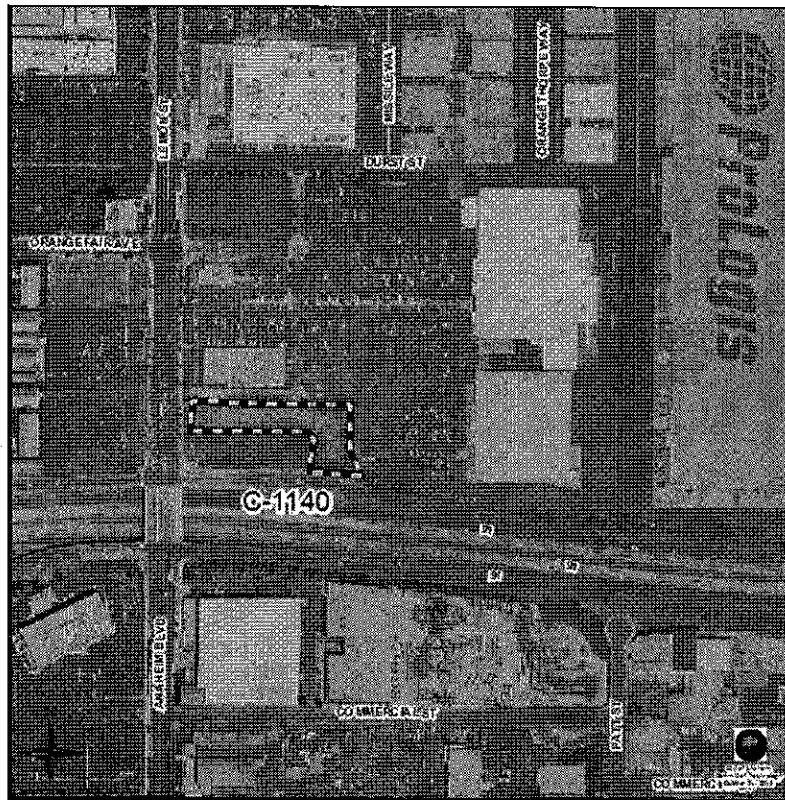
The Redevelopment Plan authorized the acquisition and consolidation of properties for the purposes of eliminating blight and providing for orderly urban development. The property at 500 S. Anaheim Blvd. was acquired to eliminate blighting industrial uses and consolidate parcels, and provide for a public utility substation on a portion of the site. It is being designated as part of the Packing District, as described in the Implementation Plan dated December 2007.

The 500 S. Anaheim Blvd. building is subject to an agreement Packing District LLC dated October 2010 and is to be retained for future development of an integrated commercial project, as identified in the Redevelopment Plan (page 16), and Implementation Plan dated December 2004 (page16).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved Redevelopment Plan and therefore will transfer to the City for future development.

#2 - Anaheim Gateway North

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/13/2002
Value at acquisition	\$197,368
Estimate of Current Value (Book Value)	\$197,368
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; remnant parcel from 91 freeway widening; elimination of blight
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Anaheim Blvd/SR 91
APN	073-090-39
Lot Size	49,342 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$197,368
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Isolated remnant to be consolidated for commercial use.



Background

This 1.3-acre vacant parcel of land located on Lemon Street just north of SR-91 was purchased from Caltrans by the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim purchased the property so that the developer of the adjacent property could consolidate the parcels for a more beneficial and valuable development.

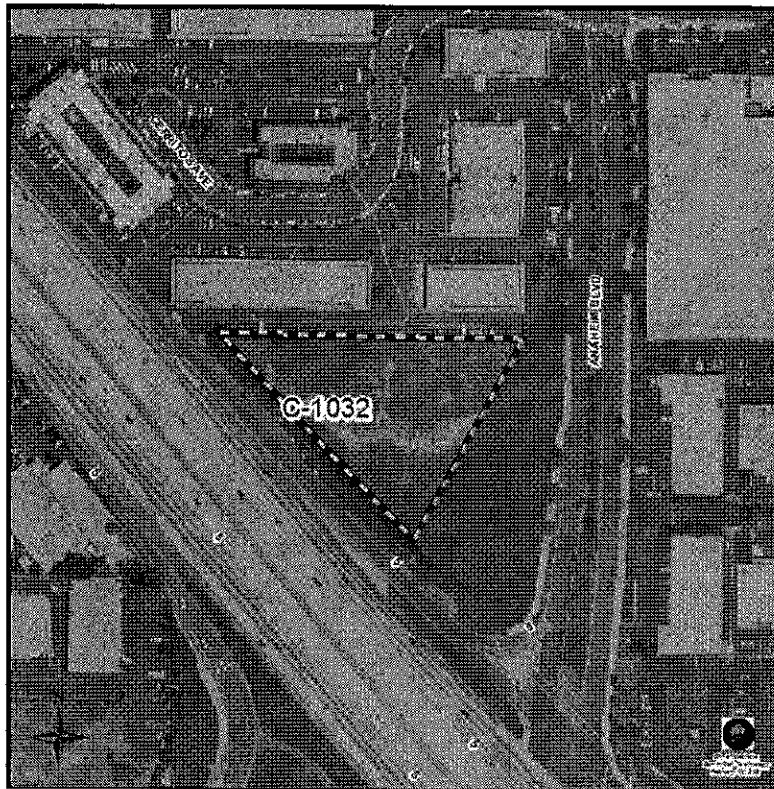
The Anaheim Gateway Parcel cannot be developed independently due to site constraints (irregular shape, inadequate width for development; the parcel land-locks adjacent sites). This property remains vacant, and is to be retained for Future Development as it was identified in the 2004 Implementation Plan (page 24) and the 2006 Anaheim Merged Project Area Report to Council (pages 6, 25).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#3 - Anaheim Triangle

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/21/05, 1/18/11
Value at acquisition	\$1,029,038
Estimate of Current Value (Book Value)	\$777,297
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; elimination of blight, clean-up of Interstate 5 widening remnants
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1601 S ANAHEIM BLVD
APN	082-220-09 ①
Lot Size	81,404 sq. ft.
Current Zoning	General Commercial (C-G), South Anaheim Boulevard Corridor (SABC) overlay
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$777,297
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Commercial remnant from Interstate 5 widening; vacant.

- ① A portion of parcel subject to reverse transfer to City as directed by California State Controller, December, 2014.



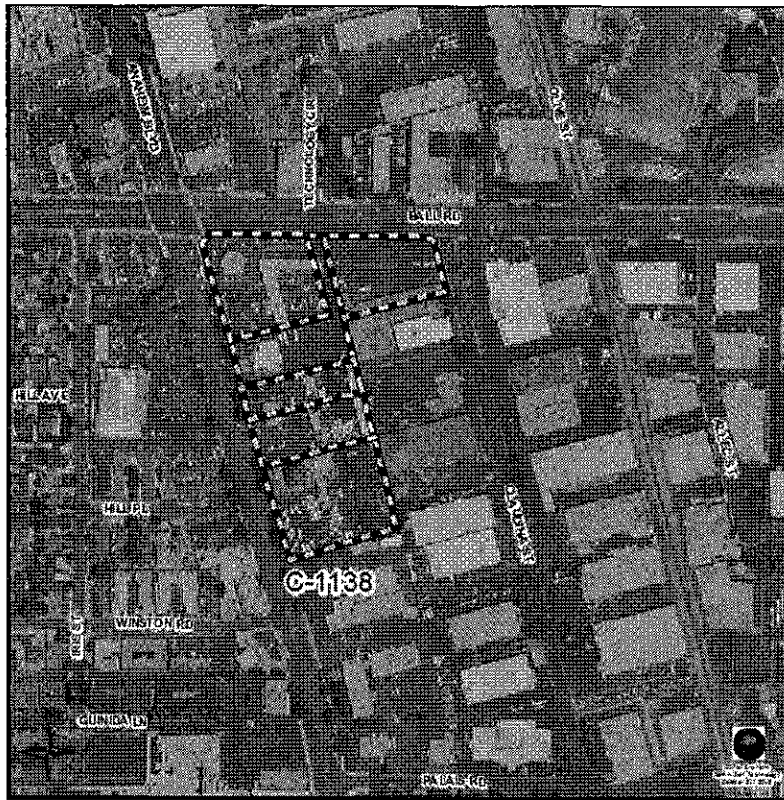
Background

The acquisition of land and improvements for the elimination of blighting conditions and for development was authorized consistent with the City's General Plan and Redevelopment Plan, as represented by the Commercial Industrial Redevelopment Plan, Merged Project Area Plan, and Implementation Plans dated December 1997 (page 74), December 2004 (pages 16, 23), and December 2009 (pages 27, 29); and the Redevelopment Plan for the Commercial/Industrial Redevelopment Project Area, (Section 1.15, Page 2).

This irregularly shaped property is a remnant for the Interstate 5 widening project and was purchased from OCTA as part of a large group of remnant parcels, and has been the subject of numerous proposals, yet it suffers from poor access and limited usable area. Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#4 - Anaheim & Ball

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/30/2002 & 05/09/2008
Value at acquisition	\$9,600,000
Estimate of Current Value (Book Value)	\$7,641,914
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create commercial shopping center
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1234-1300 ANAHEIM / 200 BALL
APN	082-461-23,24,25,31,34,35
Lot Size	8.7 acres
Current Zoning	General Commercial (C-G, South Anaheim Boulevard Corridor (SABC)
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$7,641,914
Appraisal Information	S White 2011 \$7,250,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$6,600
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Auto Repair and Sales
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Vacant car dealerships; consolidation required for commercial development.



Background

The City of Anaheim identified the corridor along South Anaheim Boulevard as an area with opportunities for economic enhancement, as a result the City adopted the South Anaheim Boulevard Overlay Zone (SABC) with the intent to provide a mechanism for development of property in order to eliminate blight and blighting influences, create job opportunities, to encourage development of regional commercial in this area.

Pursuant to the Redevelopment Plan and consistent with Implementation Plans dated December 2002 (page 18), December 2004 (page 16) and December 2009 (page 20), the Anaheim Redevelopment Agency acquired several contiguous properties with a total of 8.7 acres at the southwest corner of Anaheim and Ball. Festival Shopping Centers, a retail developer, has acquired two contiguous properties adjacent to this site from private parties to create adequate commercial depth.

Festival Shopping Centers submitted a proposal to develop a community shopping center providing retail and dining venues properties on the combined private/public parcel. The development project would eliminate vacant buildings, deteriorated commercial uses and storage yards. Additionally, environmental contamination exists on the site due to past uses on the site and adjacent industrial uses.

Festival's proposal would eradicate the site contamination, demolish all structures on the site, consolidate the small parcels into one large parcel, and construct a new modern retail development with quality architectural features, landscaping, and public

spaces. The proposed project is important for the economic growth and improvement of the area along the South Anaheim Boulevard corridor.

Prior to the elimination of the Anaheim Redevelopment Agency, Festival and the redevelopment agency entered into an Exclusive Negotiation Agreement (ENA) for the purpose of bringing forth a definitive agreement for the development of the proposed project. As noted above, Festival has acquired two properties adjacent to the agency owned property, expanding the opportunity site that will be repositioned into a new retail center.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and therefore will transfer to the City for future development.

#5 - Anaheim & Vermont

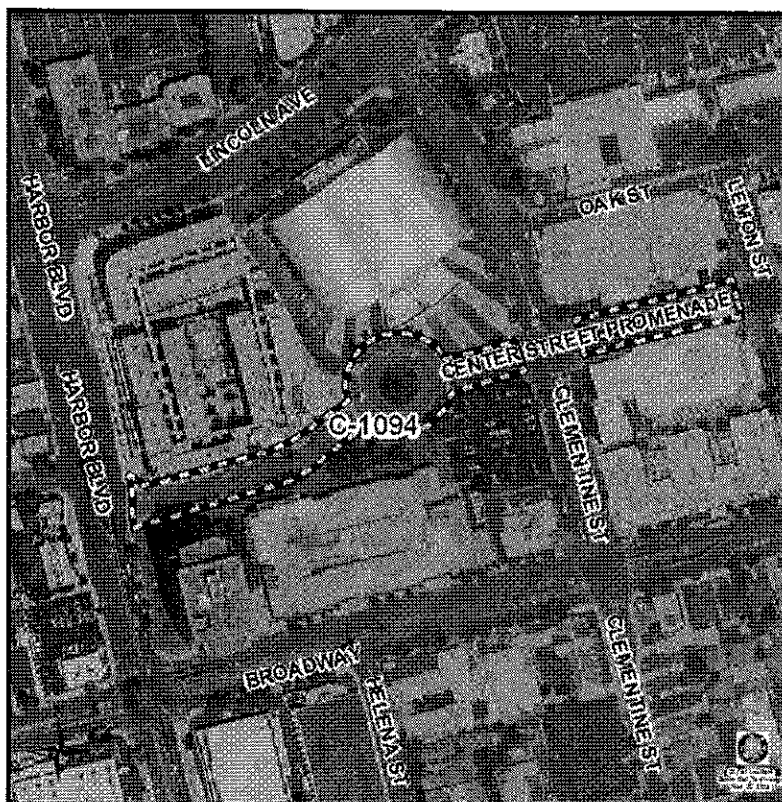
PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	8/30/2004
Value at acquisition	\$450,000
Estimate of Current Value (Book Value)	\$203,301
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implement the Redevelopment Plan; commercial use
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	125 W Vermont
APN	037-072-43
Lot Size	0.23 acres
Current Zoning	General Commercial (C-G)
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$203,301
Appraisal Information	S. White 8/09/11 \$480,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Future development proposals include expansion of adjacent commercial and parking.



#6 - Center Street

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1980's
Value at acquisition	\$0 ②
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Center Street Promenade
APN	036-193-33, 40, 49; 037-011-48
Lot Size	1.8 acres
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Applicable
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Former City street (Chestnut). Retain as "main street" downtown.

- ② The parcels composing the private street are assembled remnants from a multitude of acquisitions in the early 1980s; the value at acquisition cannot be derived.



Background

The Redevelopment Plan and Implementation Plans dated December 1997 (page 8), December 1999 (pages 3, 19), AB1290 Implementation Plan November 1994 (pages 8, 34), authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed Center Street Promenade (a private street) to serve Downtown Anaheim businesses and residents, which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The private street is managed by the Downtown Anaheim Association on behalf of the real property owners. All of the expenses are paid via assessments to the property owners. Center Street Promenade is required to be conveyed to the Downtown Anaheim Association in compliance with the recorded CC&R's affecting downtown Anaheim.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#7 - Downtown Parcel C

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	7/31/1978
Value at acquisition	\$255,000
Estimate of Current Value (Book Value)	\$1
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; commercial, office, parking structure
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	367 W Center St Promenade
APN	036-191-48
Lot Size	0.54 acres
Current Zoning	General Commercial (C-G); Low Intensity Office (O-L)
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1
Appraisal Information	S. White 6/16/2011 \$950,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	YES, near bus rapid transit
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Develop as commercial/mixed-use project. Currently a public parking lot, numerous proposals and concepts; prior DDA with CIM Group



Background

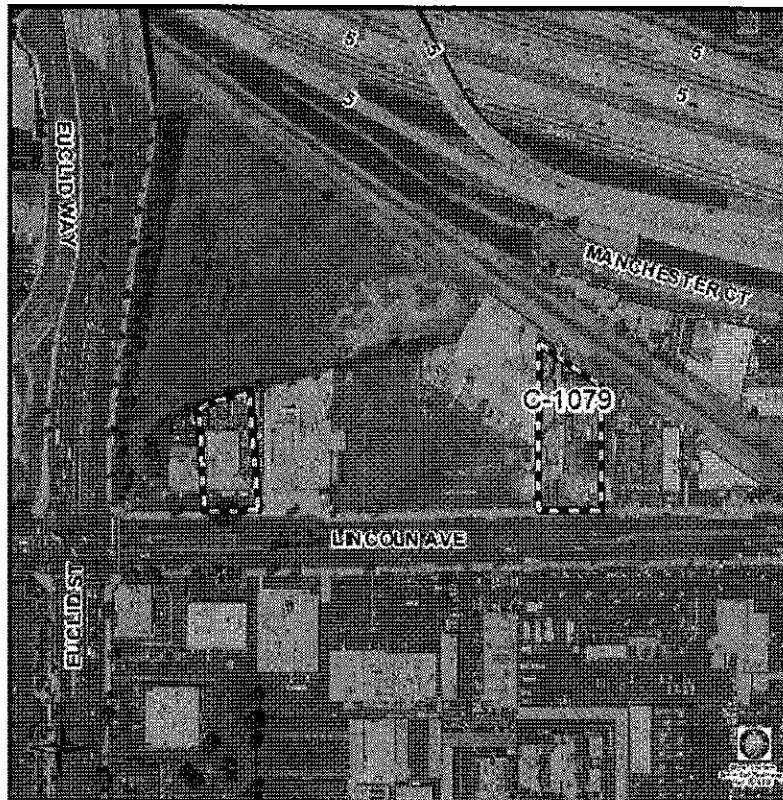
The Redevelopment Plan authorized the acquisition and consolidation of properties for the purposes of eliminating blight and providing for orderly urban development. To that end, the Agency assembled disparate properties in the 1980's which led to the planning and implementation of public and private development within the Downtown Core, which is bounded by Lincoln Avenue, Anaheim Boulevard, Broadway and Harbor Boulevard.

The entire area has been redeveloped pursuant to the Redevelopment Plan; Implementation Plans dated December 1997 (page 8), December 1999 (page 3), December 2002 (pages 1, 6, 9), December 2004 (page 7), December 2009 (page 21) and the Downtown Guide for Development 2007. The only remaining property is identified as "Parcel C" as it was originally identified in the Disposition and Development Agreement 2004 (Parcels A, B and C) with CIM as such. Parcels A, B and D have been developed with a mixed-use project. Parcel C remains as public parking, and is to be retained by the City for future mixed-use development.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#8 - Euclid Triangle

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	02/25/2003; 12/31/04
Value at acquisition	\$1,650,000
Estimate of Current Value (Book Value)	\$955,044
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; elimination of blight; consolidation of irregular parcels.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1687 W Lincoln; 1621 W Lincoln
APN	072-110-47 & 072-110-19
Lot Size	51,647 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$955,044
Appraisal Information	S White 6/29/2012 \$650,000 and \$780,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$2,080
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Auto related uses; adjacent to railroad
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	YES
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Consolidation with remnants of Interstate 5 widening for commercial use.



Background

The Redevelopment Plan, as represented by the Plaza Project Redevelopment Plan, accompanying Report to City Council, the Merged Project Area Plan, and Redevelopment Implementation Plans dated December 1997 (page 19), December 1999 (page 46), December 2002 (pages 13, 15), December 2004 (page 16), and December 2009 (page 20), authorized the acquisition and reuse of disparate parcels of land for the purposes of consolidation and returning them to productive use. In addition, the Plan anticipated the blighting conditions that would be created and exacerbated by the widening of the Santa Ana Freeway by the State of California, and the unusable remnant parcels left behind. The two non-contiguous parcels within the “Euclid Triangle” are to be developed with adjacent properties, including the now privately held 5-acre Caltrans remnant parcel. Development of the Euclid Triangle has been the subject of ongoing negotiations with Anastasi Development.

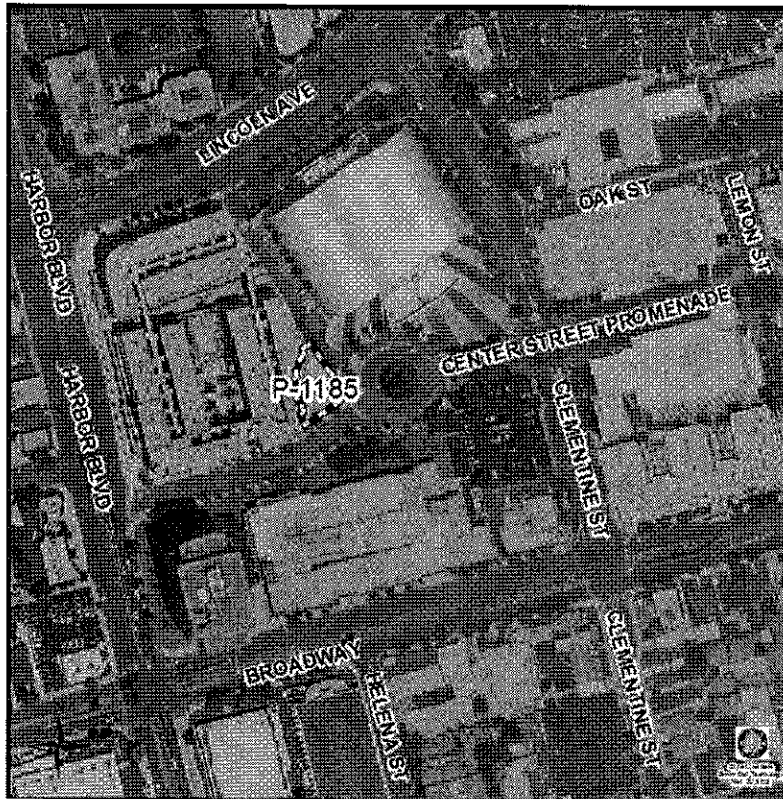
The commercial land-use designation is consistent with the City’s General Plan, and reflects the consolidation of commercial uses on the Westside from meaningless strip commercial to limited, high-traffic intersections, this site being critical to the City’s implementation of the adopted long-range plan.

The properties will be transferred to the City for future development implementing the Redevelopment Plan.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#9 - Harbor Lofts Plaza

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	8/3/2009
Value at acquisition	\$130,000
Estimate of Current Value (Book Value)	\$254,961
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create public space
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Center Street/Clementine Street
APN	036-191-55
Lot Size	7,092 sq. ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$254,961
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Provides public areas for adjacent properties/uses; developed as part of urban mixed-use project,



Background

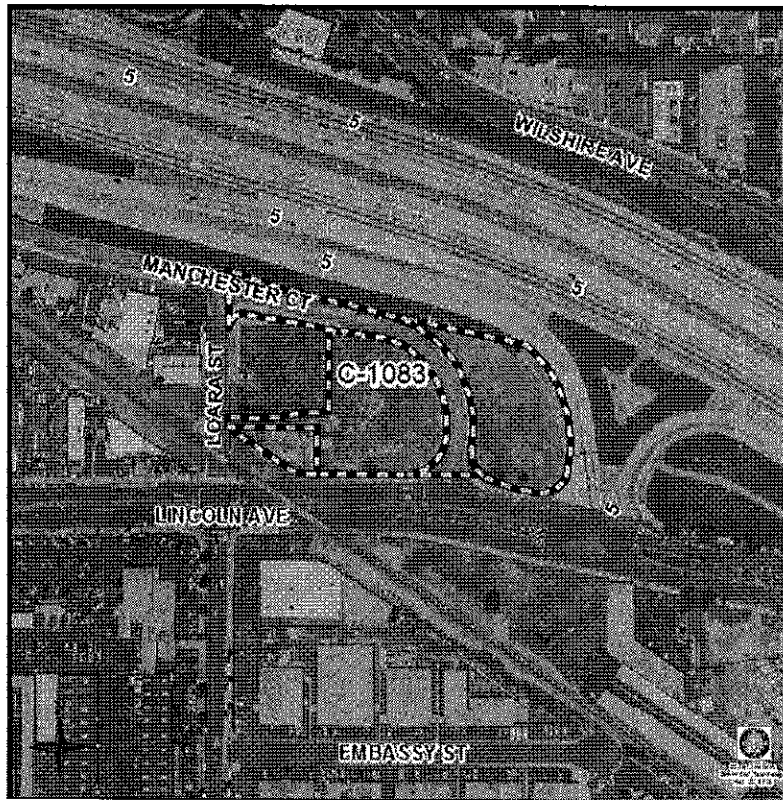
The Redevelopment Plan authorized the acquisition and consolidation of properties for the purposes of eliminating blight and providing for orderly urban development. To that end, the Agency assembled disparate properties in the 1980's which led to the planning and implementation of public and private development within the Downtown Core, which is bounded by Lincoln Avenue, Anaheim Boulevard, Broadway and Harbor Boulevard.

Parcels A, B and D have been developed with a mixed-use project, as provided for in the Disposition and Development Agreement with Crescent Plaza. Parcel D includes Harbor Lofts, a mixed-use condominium project, and the Harbor Lofts Plaza, which is owned by the Successor Agency and provides for public access to part of the property. This plaza is consistent with the Redevelopment Plan and Implementation Plans dated December 2002 (page 9) and December 2004 (page 17).

Parcel #9 is Common Area subject to the Downtown CC&R's. The Common Area is managed by the Downtown Association on behalf of the real property owners. All of the expenses are paid via assessments to the property owners. The Common Area is required to be conveyed to the Downtown Anaheim Association in compliance with the recorded CC&R's affecting Downtown Anaheim.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/30/99; 11/10/04;1/15/04
Value at acquisition	\$2,431,520
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; Commercial use.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1501 W Lincoln Ave.
APN	034-070-48, 77 & 83
Lot Size	97,247 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	None
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	High pressure gas pipeline intersects site
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Vacant/Existing Street has been abandoned for commercial development site.



Background

The Redevelopment Plan authorized actions needed for the establishment of safe and sanitary conditions basic to an effective community, consistent with the Redevelopment Plan and Implementation Plans dated December 1997 (pages 19, 74), December 1999 (pages 14, 46), December 2002 (pages 13, 15), December 2004 (page 15), and December 2009 (page 13). As legally authorized, the Agency acquired land for future development. In this case the land was acquired from OCTA as remnants from widening of the Interstate 5 freeway. The consolidated remnants were to be developed for commercial uses subject to a future DDA.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#11 - Manchester & Lincoln

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/20/05, 7/30/11
Value at acquisition	\$356,600 ①
Estimate of Current Value (Book Value)	\$164,300 ①
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implement Redevelopment Plan; commercial development.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	NO SITUS
APN	250-121-03;250-133-06 ①
Lot Size	21,605 sq. ft. ①
Current Zoning	General Commercial (C-G)
General Plan	General Commercial (C-GC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$164,300 ①
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Currently vacant property.

- ① Modified to reflect reverse transfer to City as directed by California State Controller December, 2014.



#12 - Muzeo Plaza

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	2/6/2009
Value at acquisition	\$2,300,000
Estimate of Current Value (Book Value)	\$2,005,804
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create public space
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	215 S Anaheim, 155 W Broadway
APN	037-015-02
Lot Size	34,046 sq. ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,885,068
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	Provide public areas for adjacent properties/uses
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Developed as part of urban mixed-use project.



Background

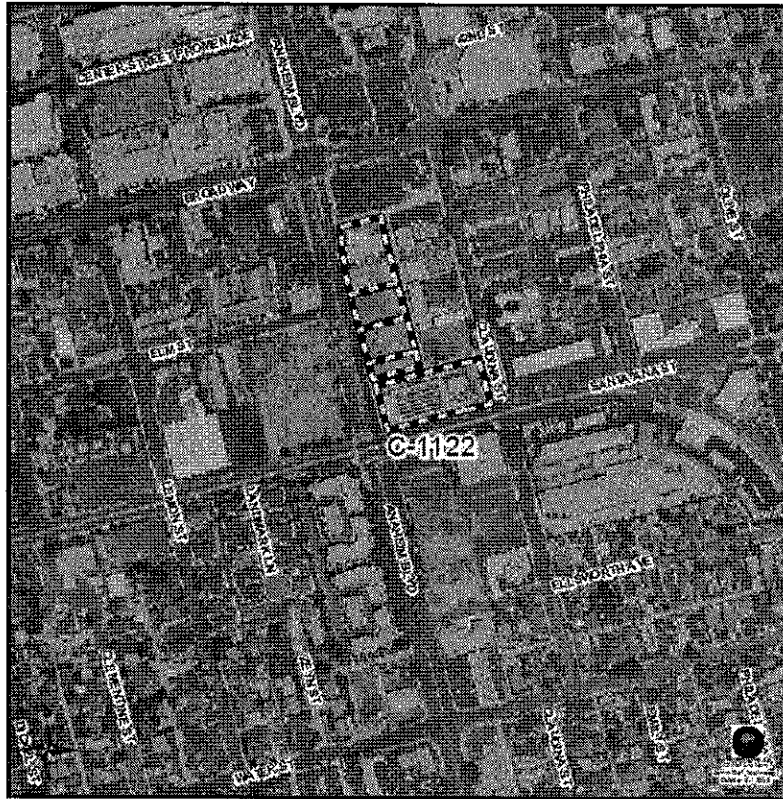
The Redevelopment Plan authorized and contemplated civic and public facilities in downtown that encourage and support private investment. The Muzeo was constructed in accordance with the City's Cultural Plan dated June 1999 (pages 1, 16, 17, 22) and as designated in the Implementation Plans dated 2005 (pages 17-18) and December 2009 (page 9). In addition, the CIM project is located in three buildings on this block, as provided for in the Disposition and Development Agreement with CIM. Also located on this block is the Disney Travel office building. CIM buildings and Disney Travel buildings are under private ownership, and the Muzeo Plaza is the ground level property that is owned by the Successor Agency and provides for public access throughout the block.

Parcel #12 is Common Area subject to the Downtown CC&R's. The Common Area is managed by the Downtown Association on behalf of the real property owners. All of the expenses are paid via assessments to the property owners. The Common Area is required to be conveyed to the Downtown Anaheim Association in compliance with the recorded CC&R's affecting Downtown Anaheim.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#13 - Packing House Block

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	4/19/2002
Value at acquisition	\$3,008,000
Estimate of Current Value (Market Value)	\$5,000,000
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
	Implementation of Redevelopment Plan; pledged for \$15M HUD 108 Loan 2010
Purpose For Which Acquired	Implement the Redevelopment Plan; historic preservation; commercial development.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	336, 338, 350, 412, 430, 440 S Anaheim
APN	037-023-09, 10, 11, 12, 13, 14
Lot Size	2.4 acres
Current Zoning	Industrial (I), South Anaheim Boulevard Corridor (SABC) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Market Value)	\$5,000,000
Appraisal Information	Financial Consultant Income Analysis 2011, (\$5m)
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$23,765 (upon stabilization)
Contractual Disposition of Revenue	To Property Owner as Lessor
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Site assembly/historic preservation/new outdoor market/parking Historic Preservation, increase commercial/public/civic uses downtown.



Background

Business attraction and retention goals of the Redevelopment Plan include consolidating parcels for modern integrated development, revitalization of Downtown, rehabilitating deteriorated and obsolete structures, establish commercial areas, and create job opportunities.

The Packing House Block (also known as the Packing District) consisted of two dilapidated historic buildings (the Packing House and Packard Auto Dealership Building), as well as substandard buildings and uses that contributed to blighting conditions. Over time the Redevelopment Agency acquired properties within the Packing District, in accordance with the Redevelopment Plan and the 2002 Mid-Term Implementation Plan (page 18), the 2005 Implementation Plan (pages 7, 16-18) and the 2010 Implementation Plan (pages 20, 24, 25, 29).

The Packing District is being developed in accordance with a Disposition and Development Agreement with Packing District, LLC, which is an enforceable obligation under AB1424. The use of the property is in accordance with the DDA, and as specified in the Implementation Plans. The project also serves as a linkage between the Downtown Core and new Colony Park neighborhoods, in accordance with the Greater Downtown Guide for Development.

#13 - Packing House Block

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and therefore will transfer to the City for future development.

Associated Documents:

Disposition and Development Agreement with Packing District LLC (2010)

#15 - Walnut Grove Medical Center

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	2/1/2002
Value at acquisition	\$1
Estimate of Current Value (Book Value)	\$1,515,751
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implement Redevelopment Plan; facilitate medical offices.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	953 S. Anaheim
APN	234-171-04
Lot Size	2.3 acres
Current Zoning	General Commercial (C-G), South Anaheim Boulevard Corridor (SABC)
General Plan	Office-Low (O-L)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,515,751
Appraisal Information	S White 6/03/2009 encumbered by ground lease. Leased fee valued at \$20,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Subject to private land use restriction for medical use.

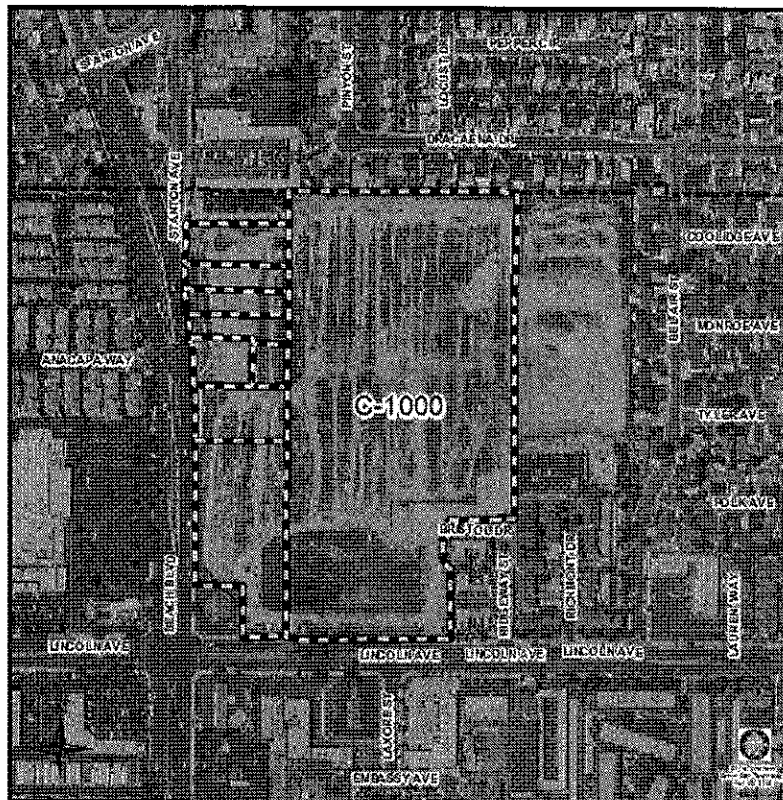
The 2.2-acre site at 947 S. Anaheim Boulevard is owned by the Successor Agency. In 2002, the former Anaheim Redevelopment Agency entered into a Ground Lease Agreement, Disposition and Development Agreement and Reciprocal Easement Agreement with Walnut Grove Medical Center L.P. (Developer/Lessee) to lease and construct the Walnut Grove Medical Center.

The Agency originally acquired the vacant property from Western Medical Center, consistent with the Redevelopment Plan and Implementation Plan dated December, 2002 (page 18). The agreement included the construction and operation of a 41,000 sq. ft. medical office building by the Developer/Lessee. The office building provides medical office space for physicians affiliated with Western Medical Center, a hospital serving the region. The term of the ground lease was for a period of 55 years. Lease is \$1 per year; land reverts to lessor upon termination in 2056. The ground lease is an obligation of the Successor Agency.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and therefore will transfer to the City for future development.

#16 - Westgate Center

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	11/16/2001 through 06/28/04
Value at acquisition	\$15,086,629
Estimate of Current Value (Book Value)	\$5,565,412
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	To implement Redevelopment Plan; remediate landfill.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	200-320, N. Beach & 2975 W. Lincoln Ave
APN	258-011-17,21,23,25,27,29,31& 258-031-05
Lot Size	25 acres
Current Zoning	C-G Commercial General
General Plan	Regional Commercial
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$5,565,412
Appraisal Information	Steve White 8/26/2010 \$8,640,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Former landfill, remediation ongoing pursuant to 2004 Remedial Action Plan, Sparks-Rains and Anderson Pit landfills.
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	YES, adjacent to Beach Blvd bus rapid transit
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Remediate former landfill; develop regional commercial center; Sand and gravel pit, landfill, mobile home park, commercial uses.



Background

The 25 acre site (Site) located at the northeast corner of Beach Blvd. and Lincoln Ave. in Anaheim, is currently known as the Westgate Center. By the 1980's, the commercial uses constructed in the 1960's along the Site's Beach Blvd. frontage became the location of underperforming retail uses. The remaining 14 acres of the Site, having the non-remediated landfills, had been vacant after a mobile home park was forced to close in the 1970's due to severe ground subsidence and high levels of methane.

Starting in 1998 the Site was included in the West Anaheim Commercial Corridors Redevelopment Plan, so that the Site could be redeveloped. It was also included in the 1999 Second Five Year AB 1290 Implementation Plan (page 3), which provided an update on the engineering study being performed at the Site to characterize the landfill so that opportunities and constraints to development could be identified. In 2004 the Implementation Plan for The Anaheim Merged Redevelopment Project Area (page 6) referenced preparation of the Site for landfill remediation and ultimately development. In 2002, the Anaheim Redevelopment Agency sought entitlement of the Site through a rezoning, General Plan amendment and preparation of a focused EIR.

In 2004, a Remedial Action Plan (RAP) for the Site was prepared and circulated to all environmental regulatory agencies. The RAP was approved in 2007 and it provided the framework for the development of the Site. The RAP also created an enforceable

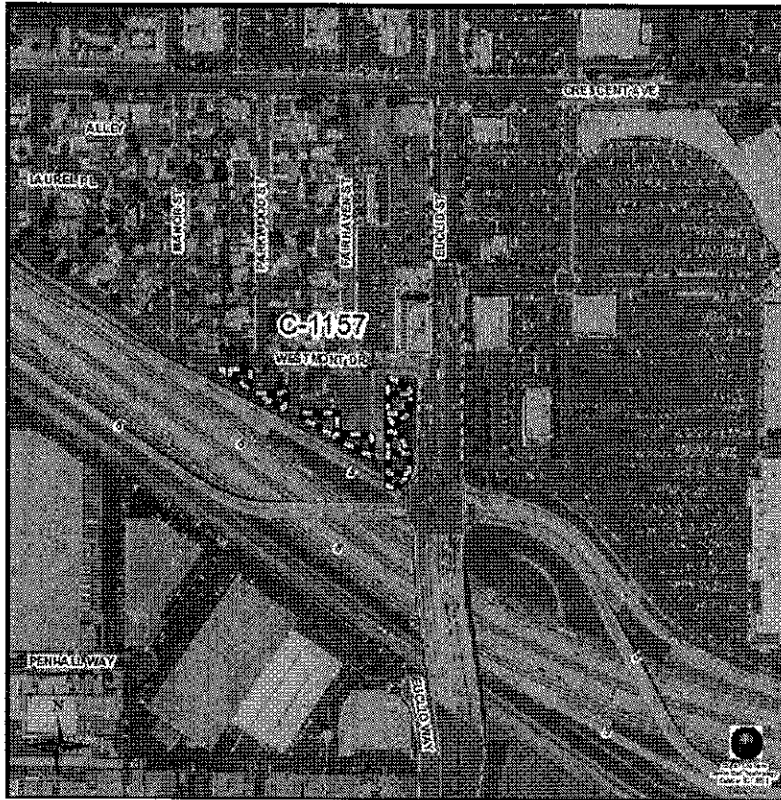
obligation in that the Anaheim Redevelopment Agency became responsible for the ongoing environmental monitoring and maintenance. In 2006, the Report to the City Council for the Amendments to Certain Redevelopment Plans of the Anaheim Merged Redevelopment Project Area (page 82) provided a lengthy update on the development of the Site. The 2009 Implementation Plan for the Merged Redevelopment Project Area (page 9) gave an update on remedial measures underway at the Site and agreements being put into place to allow for eventual development.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved Redevelopment Plan and therefore will transfer to the City for future development.

#17 - Westmont – Mariposa – Euclid

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	YES
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	10/19/2004
Value at acquisition	\$0 ②
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; Mixed use project - facilitate development of adjacent Brutoco site
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	450 Mariposa Pl.
APN	072-213-30,32,34,36,41,02
Lot Size	11,029 sq. ft.
Current Zoning	30, 32, 41 General Commercial (C-G), Mixed-Use (MU) overlay 34 General Commercial (C-G); Single-Family Residential (RS-2)
General Plan	Mixed Use 34 Residential-Low (R-L); Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Former residential (Caltrans remnants).

- ② No acquisition value can be assigned; the unusable remnants were part of a package acquisition from OCTA (resulting from the widening of the 5 fwy); the Agency was required to take possession and at no cost.



Background

The subject sites are comprised of remnant parcels acquired by the former Redevelopment Agency from the State of California or “Caltrans” as a result of the completion of the Interstate 5 Freeway widening project through the City of Anaheim. On January 4, 2000, the Anaheim Redevelopment Agency entered into an Owner’s Participation Agreement with Anaheim Place Partners, L.P. owner of a six story office building on 77,237 square foot site located at 505 N. Euclid Avenue, adjacent to the “Subject Property”. The Owner Participation Agreement was for the purpose of the substantial renovation of the office building and property, consistent with the Redevelopment Plan, Implementation Plan dated December 2002 (page 15), and numerous references to acquisition of remnant parcels. Additionally, the OPA included a phasing plan for a second phase which would involve the acquisition and improvement of property along Mariposa Place, including the “Subject Property” for additional parking for the office building located at 505 N. Euclid Avenue.

Currently Anaheim Place Partners, L.P. are working with the City of Anaheim’s Public Works Department and Caltrans to abandon Mariposa Place and other freeway remnant parcels for the implementation of the second phase of the project. The second phase of the project is consistent with the General Plan designation and zoning designation of the first phase of the project. The Owner Participation Agreement dated January 4, 2000 is an enforceable obligation between Anaheim Place Partners, L.P. and the former Anaheim Redevelopment Agency.

Proceeds of the sale will be remitted to the County Auditor Controller for distribution to affected taxing entities.

#18 - Wildan Building

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	3/18/2008
Value at acquisition	\$5,200,000
Estimate of Current Value (Book Value)	\$2,378,055
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implement the Redevelopment Plan , eliminate blighting uses, provide civic uses in convenient location
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	290 S. Anaheim
APN	037-014-34
Lot Size	1.16 acres
Current Zoning	Low Intensity Office (O-L)
General Plan	Public-Institutional (P-I)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$2,378,055
Appraisal Information	White 7/19/2011 \$4,800,00
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$10,000 month
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Developed as office; purchased to eliminate unsuitable use; options include civic use, hotel, school, commercial, residential.



Background

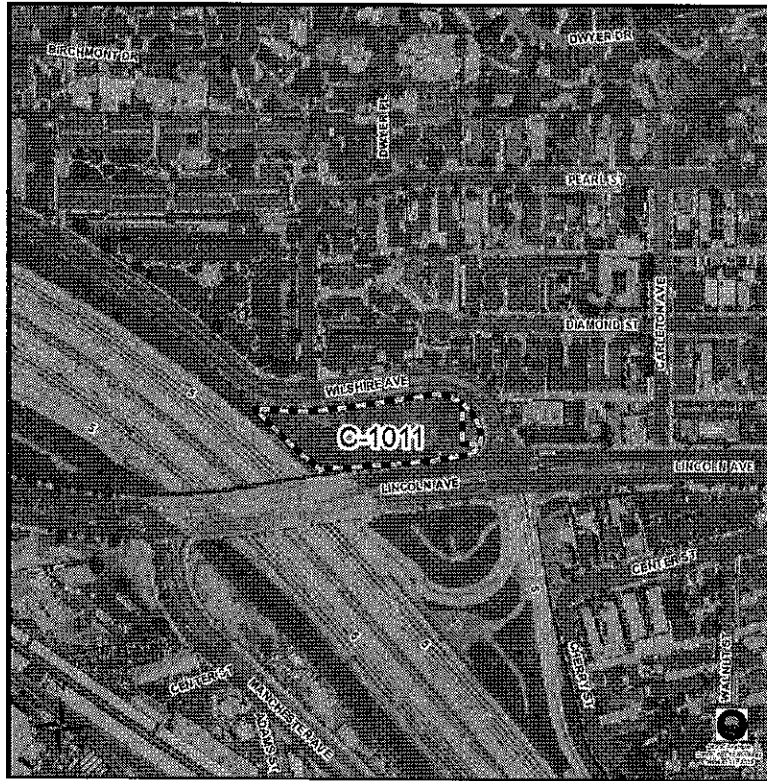
The Redevelopment Plan (as represented by the Alpha Redevelopment Plan, the Merged Project Area Plan, and Redevelopment Implementation Plans dated December 2002 (page 9), December 2004 (page 17), and December 2009 (pages 20, 23)), authorized the acquisition, demolition and consolidation of properties for the purposes of eliminating blight and providing for orderly urban development. To that end, the Agency assembled disparate properties in the 1980's which led to the planning and implementation of public and private development within a civic center block.

The subject three-story office building has limited on-site parking and relies on public parking facilities established to serve the on-going office and civic demands within the block. Originally the subject of a Disposition and Development Agreement with the Wildan Company, uses in the building, as determined by free enterprise, were not compatible with the shared civic nature of the area. The Agency acquired the property 2008 and leases space to the federally funded, and State implemented Workforce Investment Act "One Stop" training and employment center. Consistent with the City General Plan, the Mixed-Use Overlay Zone, the Downtown Master Plan and Downtown Guide for Development, uses may include continued civic office use, commercial or residential repositioning, on a shared parking and access basis.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#19 - Wilshire & Lincoln

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	7/31/2011
Value at acquisition	\$723,982
Estimate of Current Value (Book Value)	\$610,449
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan. Commercial
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1251 W Lincoln Ave.
APN	255-022-57 & 54
Lot Size	69,170 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	General Commercial (C-G)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$610,449
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Currently vacant property; considered parking, hotel, mixed use development.



Background

The Redevelopment Plan authorized the establishment the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land for future development. In this case, the land was Caltrans or OCTA remnants from widening of the Interstate 5 freeway and the consolidated remnants were to be developed under a future DDA.

The site has limited access and has been identified for office use as authorized in the Redevelopment Plan and Implementation Plans dated December 1997 (page 74), December 1999 (page 46), December 2002 (page 15), December 2004 (pages 7, 23), and December 2009 (pages 13-14, 27, 29).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#20 - YMCA Parking Lot

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	3/15/2000
Value at acquisition	\$135,000
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan. Provide parking for YMCA child care.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	240 S. Euclid
APN	250-101-17
Lot Size	12,206 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	Neighborhood Center (C-NC)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

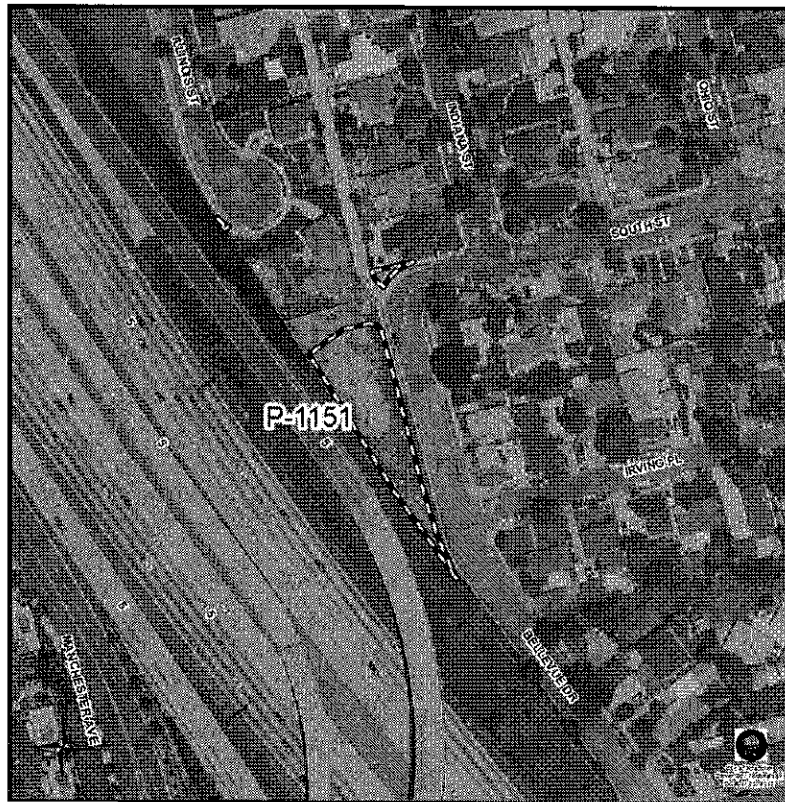


Background

The Redevelopment Plan authorized the establishment of public improvements and facilities that supplement limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land, in this case developed with a surface parking lot which is consistent with the General Plan. This parking lot serves, in part, the YMCA headquarters on Euclid Street. The land is held by the Agency in connection with the terms of an Owner Participation Agreement between the Anaheim Redevelopment Agency and Young Men's Christian Association of Anaheim dated October 15, 1999. 19 spaces reserved for YMCA use. Further, 17 spaces are public parking.

#21 - Bellevue & South

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/21/2005
Value at acquisition	\$34,475
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; Blighted Remnant to be reused with adjacent property.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Bellevue St/South St.
APN	036-303-34, 46, 42, 26
Lot Size	13,917 sq. ft.
Current Zoning	Single-Family Residential (RS-2)
General Plan	Residential-Low (R-L)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Vacant; Caltrans Remnant



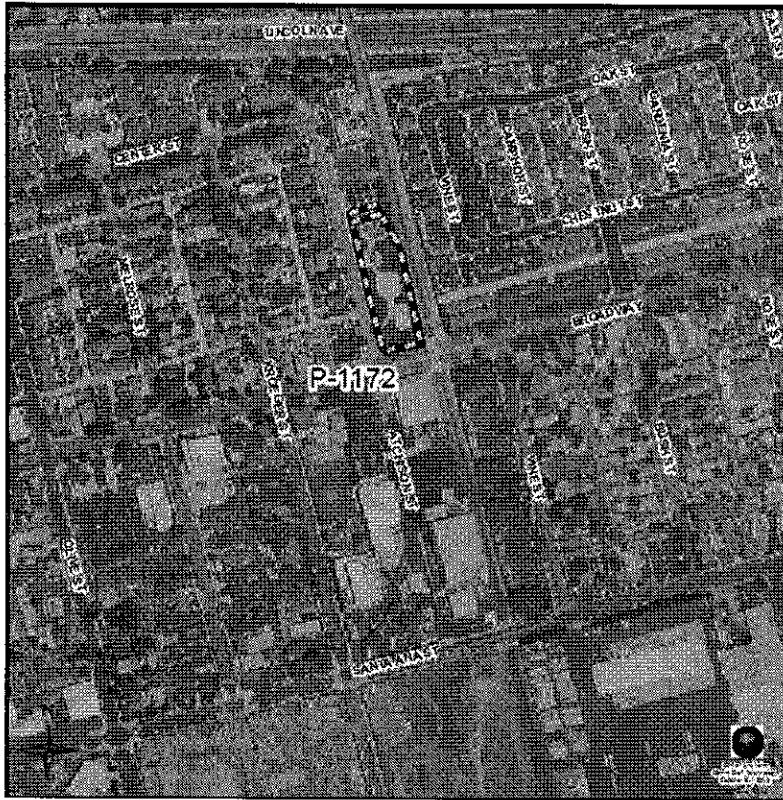
Background

The Redevelopment Agency acquired this unusable shaped parcel as part of the remnant package negotiated with OCTA from the widening of Interstate 5. Consistent with the Redevelopment Plan, and Implementation Plans dated December 1997 (page 74), December 1999 (page 46), December 2004, (pages 16, 23), and December 2009 (pages 27, 29). The property will be transferred to the City for future development.

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

#22- Citrus Park

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1990
Value at acquisition	\$745,930
Estimate of Current Value (Book Value)	\$800,000
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
	Pledged \$15M HUD 108 Loan 2010
Purpose For Which Acquired	Implementation of Redevelopment Plan; create open space
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	102 S. Atchison
APN	037-150-05, 11
Lot Size	46,174 sq. ft.
Current Zoning	East Center Street Specific Plan (SP 90-2)
General Plan	Parks (OS-P)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$800,000
Appraisal Information	S. White 11/04/2009 for 108 pledge \$800,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Retention of property to create open space and public facilities. Provide public park and services for Downtown neighborhoods.



Background

The Redevelopment Plan and Implementation Plan dated December 1999 (pages 3, 19), authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed a neighborhood park to serve area residents. The use is consistent with the Anaheim General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#23 - Colony Park Park

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	2006
Value at acquisition	\$800,000
Estimate of Current Value (Book Value)	\$1,110,000
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
	Pledged HUD 108 Loan 2010
Purpose For Which Acquired	Implementation of Redevelopment Plan. Public park as amenity to housing development
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	NEC Water and Melrose Streets
APN	037-123-19 & 037-301-05
Lot Size	60,984 sq. ft.
Current Zoning	Multiple-Family Residential (RM-3)
General Plan	Residential-Medium
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,110,000
Appraisal Information	S. White appraisal 4/13/2010 for 108 pledge \$1,110,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Manufacturing, warehouse, site was remediated
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Prior use, manufacturing, acquired for new neighborhood, currently developed with residential and park.



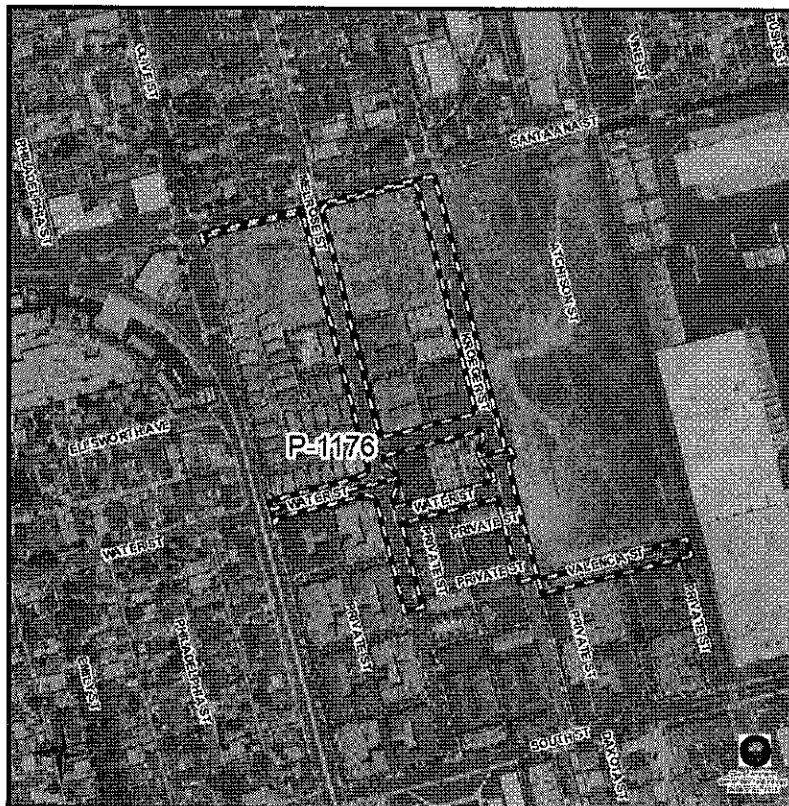
Background

Consistent with the Redevelopment Plan, Implementation Plans dated December 2002 (page 18), December 2004 (page 6) and December 2009 (pages 10, 23, 29) and the Downtown Guide for Development, this 0.84 acre parcel was developed as Colony Park neighborhood park. The park parcel is part of a larger land purchase by Anaheim Redevelopment in 2006 for the residential development known as Brookfield Homes Colony Park. As per March 28, 2006 Disposition and Development Agreement between Anaheim Redevelopment Agency and Brookfield Olive Street LLC, the Redevelopment Agency shall be responsible for the design and development of the public park.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency. ①

#24 - Colony Park Streets

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/30/2006
Value at acquisition	\$1,916,200
Estimate of Current Value (Book Value)	\$3,145,196
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan. Facilitate housing development
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Water, Melrose, Kroger
APN	037-123-52, 57; 037-301-17, 21, 24, 30; 037-291-53
Lot Size	2.12 acres
Current Zoning	Multiple-Family Residential (RM-3)
General Plan	Residential-Medium (R-M); Residential-Low Medium (R-LM)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$3,145,196
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Former manufacturing, warehouse, site was remediated
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Former manufacturing, warehouse; currently developed as public streets for major housing development.



Background

Consistent with the Redevelopment Plan, Implementation Plans dated December 2002 (page 18), December 2004 (page 6) and December 2009 (pages 10, 23, 29) and the Downtown Guide for Development, the parcels of land identified in the LRPMP as Colony Park Streets are three streets in the Colony Park subdivision totaling 2.12 acres. More specifically, these are Water Street (from Olive Street to Melrose Street), Melrose Street (from Santa Ana Street to Water Street), and Kroeger Street (from Santa Ana Street to Water Street). These streets are part of a larger land purchase by Anaheim Redevelopment in 2006 for the residential development known as Brookfield Homes Colony Park. As per the November 25, 2009 Disposition and Development Agreement between Anaheim Redevelopment Agency and Brookfield Olive Street LLC, Attachment #8 Scope of Development, page 3, the Redevelopment Agency shall "be responsible for the design and development of Water, Melrose, and Kroeger Streets, which shall be dedicated to the City as public streets".

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#25 - Downtown Community Center

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	3/17/78 through 12/31/82
Value at acquisition	\$1,022,940
Estimate of Current Value (Book Value)	\$3,300,000
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Pledged \$10M HUD 108 Loan Implementation of Redevelopment Plan. Elimination of blight and development of community center.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	250 E Center
APN	037-014-38
Lot Size	54,955 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	Office-Low (O-L); Public-Institutional (P-I)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$3,300,000
Appraisal Information	S White 4/03/2012 for 108 loan pledge \$3,300,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Removal of blighted structures and influences; purchased and developed for public use.



Background

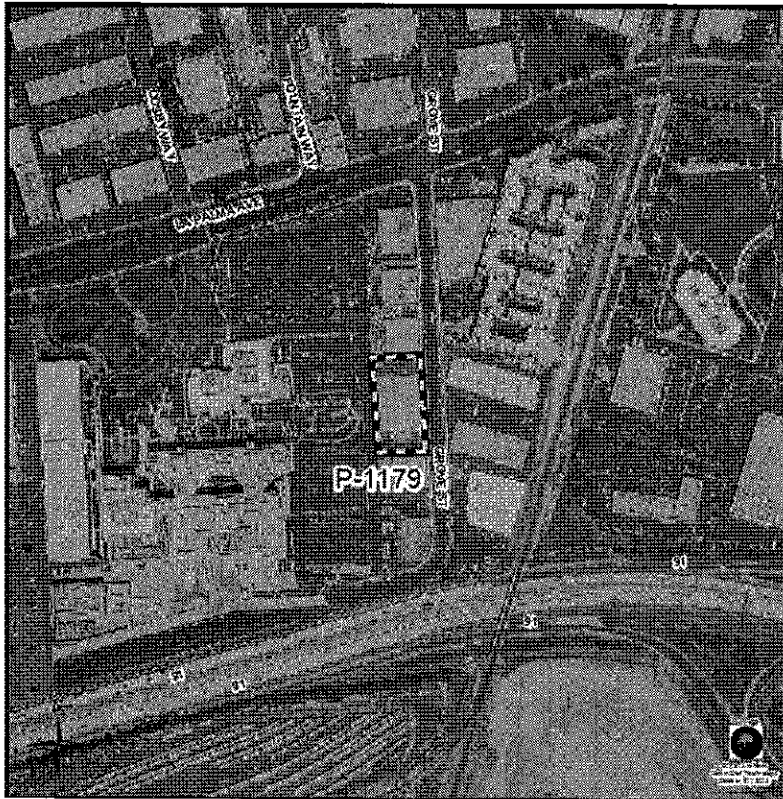
The Redevelopment Plan, as represented by the Redevelopment Plan for Project Area Alpha, Redevelopment Implementation Plans dated November 1994 (pages 19, 32, 37), December 1997 (pages 19, 20, 27, 30, 36), December 1999 (page 4, 19, 21, 24; Exhibit 3.1) and December 2002 (page 9), authorized the establishment of public improvements and facilities that supplement limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land, constructed a senior center, youth center and service center in a consolidated structure to serve the entire central Anaheim population. Establishing the Community Center as a public use was, and is, consistent with the Anaheim General Plan, and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development. The Agency provided land and funding for the construction of a City facility pursuant to a Cooperation Agreement regarding Downtown Community Center.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency. ①

① This property is included here for purposes of clearing title.

#26 - Grove Street

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/14/2010
Value at acquisition	\$2,450,000
Estimate of Current Value (Book Value)	\$2,568,600
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1041 N. Grove Street
APN	345-121-11
Lot Size	0.93 acres
Current Zoning	Northeast Area Specific Plan (SP 94-1)
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$2,568,600
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$9,700 month
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Plating Facility
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	YES
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Part of area to be developed in Mixed-Use Transit-Oriented Development.



Background

The Redevelopment Plan authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land to serve its transportation needs, which is consistent with the Anaheim General Plan. The property was acquired to provide pedestrian linkage between the train station and area businesses, specifically a large hospital, consistent with the Implementation Plans dated December 2004 (page 18) and December 2009 (pages 9, 10, 23), as well as the Go Local program and Anaheim Station Project Study Report.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#27 - Lewis Remnant

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	9/2005
Value at acquisition	\$219,770
Estimate of Current Value (Book Value)	\$221,160
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; consolidate remnants for public improvements
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1834 S. Lewis
APN	083-250-70, 083-250-68
Lot Size	30,815 sq. ft.
Current Zoning	Industrial (I), Platinum Triangle Mixed-Use (PTMU) overlay
General Plan	Office-High (O-H)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$221,160
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Previously industrial and acquired for Interstate 5 Widening; remnants for public improvements.



Background

The Redevelopment Plan, as represented by the Commercial Industrial Redevelopment Plan, Merged Project Area Plan, and Implementation Plans dated December 1997 (page 74), December 1999 (page 46), December 2004 (pages 16, 23), and December 2009 (pages 27, 29), authorized the acquisition of land and improvements for the provision of required public improvements and facilities.

The subject irregular shaped property is a remnant from the Interstate 5 widening and was purchased from OCTA for the purposes of eliminating a blighting condition exacerbated by same. Further, the City's General Plan provides for the construction of a Lewis Street connector to the elevated Gene Autry Way. The Successor Agency will transfer the property to the City as a governmental use for construction of the Lewis Street Connector to the elevated Gene Autry Way.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	February 6, 2009
Value at acquisition	\$8,000,000
Estimate of Current Value (Book Value)	\$5,786,236
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; Downtown Revitalization
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	180 E. Center Street Promenade
APN	037-015-04
Lot Size	13,223 sq. ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU)
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$5,786,236
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	YES; Proximity to bus rapid transit
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Developed as part of Downtown mixed-use project; Museum and cultural use; local history center.



Background

The Redevelopment Plan authorized and contemplated civic and public facilities in downtown that encourage and support private investment. And provide public facilities. The 2002 Mid-Term Review of the Second Implementation Plan dated December 1997 (pages 1, 9), identified a new Central Library as provided in an approved Disposition and Development Agreement (“DDA”) with CIM, the developer.

However, due to the State taking of a major portion of redevelopment tax increment that would otherwise have gone to the Redevelopment Agency, the plans for a large library were shelved. In its place, in accordance with the City’s Cultural Plan dated June 1999 (pages 1, 16, 17, 22), and as designated in the Implementation Plans dated December 2004 (pages 17-18), and December 2009 (page 9), the project construction included the Muzeo, a 5,000 square foot space with rotating exhibits, and a history reading room with archival storage of City assets.

Establishing the Muzeo in 2007 as a public use was, and is, consistent with the General Plan, is provided for in the Downtown Master Plan, and is reflected in the Downtown Guide for Development. The government use is consistent with the property operating agreement by and between the Muzeo Foundation, Anaheim Redevelopment Agency and City of Anaheim, whereas.

While the nomenclature to describe the activities associated with Property 28 has evolved since 1997, the intent and actualization of the uses has remained consistent – “to provide civic and public facilities in downtown that encourage and support private investment”. If we review the narrative in the Background for Property 28, we note that the original DDA with CIM (the developer) provided for the construction and operation of a new Central Library. The evolution of libraries in general has become an urban activity that adds to the success of unique residential and commercial development, and supports the cultural and livability goals of a city. The Agency found the cost to provide a state-of-the-art city library excessive, and modified the scope in the DDA with CIM to establish a “Cultural and Heritage Center” – a scaled down version of desirable activities previously anticipated with the large library. For branding and communication purposes the facility has been identified as MUZEO and includes a history reading room, archival storage of City assets and provides for rotating exhibits –activities that would otherwise be found in a library. Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#29 - Packing House Parking 1

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	4/24/2001
Value at acquisition	\$179,500
Estimate of Current Value (Book Value)	\$180,738
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	415 S. Claudina St
APN	037-023-09
Lot Size	14810 sq. ft.
Current Zoning	Industrial (I), South Anaheim Boulevard Corridor (SABC) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$180,738
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	Provide public parking for Packing District Project
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Vacant; constructed as public parking.



Background

Parking is required as part of the Packing District project entitlements. In addition to on-site parking at the Packard Building, Packing House and Farmers Market (outdoor marketplace), public parking is also provided in three adjacent parking lots. One of these newly constructed surface lots is adjacent to the Packing House, and the other two are in separate lots just south of the Packing House. All three are being retained as public parking and governmental use, consistent with the Redevelopment Plan, the Implementation Plans dated December 2002 (page 18), December 2004 (pages 7, 16-18), and December 2009 (pages 20, 24-25, 29), and the Downtown Guide for Development.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#30 - Packing House Parking 2

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1/18/11 recorded 3/10/11
Value at acquisition	\$284,000
Estimate of Current Value (Book Value)	\$165
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	NO SITUS
APN	251-084-09
Lot Size	61,245 sq. ft.
Current Zoning	Industrial (I); Multiple-Family Residential (Up to 36 units/acre) (RM-4), South Anaheim Boulevard Corridor (SABC)
General Plan	Residential-Medium (R-M); Residential-Low Medium (R-LM); Public-Institutional (P-I)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$165
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Electrical Substation
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.



Background

Parking is required as part of the Packing District project entitlements. In addition to on-site parking at the Packard Building, Packing House and Farmers Market (outdoor marketplace), public parking is also provided in three adjacent parking lots. One of these newly constructed surface lots is adjacent to the Packing House, and the other two are in separate lots just south of the Packing House. All three are being retained as public parking and governmental use, consistent with the Redevelopment Plan, the Implementation Plans dated December 2002 (page 18), December 2004 (pages 7, 16-18), and December 2009 (pages 20, 24-25, 29), and the Downtown Guide for Development.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#31 - Packing House Parking 3

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1/18/11 recorded 3/10/11
Value at acquisition	\$284,000
Estimate of Current Value (Book Value)	\$55
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan.
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	NO SITUS
APN	251-081-23
Lot Size	61,245 sq. ft.
Current Zoning	Industrial (I); Multiple-Family Residential (RM-4), South Anaheim Boulevard Corridor (SABC) overlay
General Plan	Residential-Medium (R-M); Residential-Low Medium (R-LM); Public-Institutional (P-I)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$55
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Electrical Substation
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.



Background

Parking is required as part of the Packing District project entitlements. In addition to on-site parking at the Packard Building, Packing House and Farmers Market (outdoor marketplace), public parking is also provided in three adjacent parking lots. One of these newly constructed surface lots is adjacent to the Packing House, and the other two are in separate lots just south of the Packing House. All three are being retained as public parking and governmental use, consistent with the Redevelopment Plan, the Implementation Plans dated December 2002 (page 18), December 2004 (pages 7, 16-18), and December 2009 (pages 20, 24-25, 29), and the Downtown Guide for Development.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#32 - Parking Structure 2

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	6/01/77 & 11/25/81
Value at acquisition	\$611,865
Estimate of Current Value (Book Value)	\$1,572,592
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan, create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	235 E Center St.
APN	255-076-16
Lot Size	53,021 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,572,592
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$(157,223) ②
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

- ② Parking structures are operated as a pool. This entry represents a negative net, annual cost for parking structures combined.



Background

The Redevelopment Plan and Implementation Plans dated November 1994 (pages 8, 29, 34), December 1997 (pages 8, 30), December 1999 (pages 3, 19, 24), and December 2002 (pages 6, 9), authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed parking structures to serve Downtown Anaheim parking demand which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The six Downtown Anaheim parking structures are now owned by the Successor Agency, provide employee, customer, resident, and visitor parking for all downtown buildings and were designed and development under a shared parking plan. Downtown Anaheim contains a mix of uses including office, retail, and restaurant, recreational and residential units. The Parking Structures were developed to provide the code required parking for each of the downtown developments and each structure is encumbered with parking easements agreements and/or parking leases for that purpose.

CarPark 2 - located at 235 E. Center Street was constructed in the mid-eighties to serve the following developments The Woodbridge Building an office and retail complex, Anaheim Memorial Manner an affordable, assisted living facility, 100 S. Anaheim an office building, Lincoln Village Apartments and retail space, the Downtown Anaheim Community and Senior Center and the historic Kraemer Building a commercial/residential mixed use project.

This parking structure may have been constructed using Tax Allocation Bonds and may therefore be subject to public use covenants.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#32.1 - Parking Structure 3

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	11/30/83, 12/21/83, 4/25/84, 12/21/83
Value at acquisition	\$1,026,382
Estimate of Current Value (Book Value)	\$7,106,064
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	125 Center Street Promenade
APN	037-011-57
Lot Size	37,501 sq. ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$7,106,064
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$(157,223) ②
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

- ② Parking structures are operated as a pool. This entry represents a negative net, annual cost for parking structures combined.



Background

The Redevelopment Plan and Implementation Plans dated November 1994 (pages 29, 34), December 1997 (page 30), December 1999 (pages 3, 19, 20, 24), December 2002 (pages 6, 9), and December 2004 (page 24) authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed parking structures to serve Downtown Anaheim parking demand which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The six Downtown Anaheim parking structures now owned by the Successor Agency, provide employee, customer, resident, and visitor parking for all downtown buildings and were designed and development under a shared parking plan. Downtown Anaheim contains a mix of uses including office, retail, and restaurant, recreational and residential units. The Parking Structures were developed to provide the code required parking for each of the downtown developments and each structure is encumbered with parking easements agreements and/or parking leases for that purpose.

#32.1 - Parking Structure 3

CarPark 3 – located at 125 Center Street Promenade was constructed in 1990 and serves Anaheim West Tower for both employee and visitor parking. It also serves as parking for employees, customers and visitors of the Muzeo, the Downtown retail shops and restaurants, and provides additional resident and visitor parking for the Carnegie Building, Promenade Lofts, and Doria Lofts Apartments.

This parking structure was constructed using Tax Allocation Bonds and is therefore subject to public use covenants.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#32.2 - Parking Structure 4

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	3/16/1983
Value at acquisition	\$483,550
Estimate of Current Value (Book Value)	\$7,112,369
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	295 CENTER ST PROM
APN	036-193-32
Lot Size	1.09 acres
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$(157,223) ②
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$350,000
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

② Parking structures are operated as a pool. This entry represents a negative net, annual cost for parking structures combined.



Background

The Redevelopment Plan and Implementation Plans dated November 1994 (pages 29, 34), December 1997 (page 30), December 1999 (pages 3, 19, 20, 24), December 2002 (pages 6, 9), and December 2004 (page 24) authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed parking structures to serve Downtown Anaheim parking demand which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The six Downtown Anaheim parking structures now owned by the Successor Agency, provide employee, customer, resident, and visitor parking for all downtown buildings and were designed and development under a shared parking plan. Downtown Anaheim contains a mix of uses including office, retail, and restaurant, recreational and residential units. The Parking Structures were developed to provide the code required parking for each of the downtown developments and each structure is encumbered with parking easements agreements and/or parking leases for that purpose.

CarPark 4 – located at 295 Center Street Promenade was constructed in 1990 and provides employee, visitor and customer parking for Anaheim Ice, Disney Travel, Center of the Universe retail shops and restaurants, the ATT Building and provides additional resident and visitor parking for the Carnegie Building, Promenade Lofts, and Doria Lofts Apartments.

This parking structure was constructed using Tax Allocation Bonds and is therefore subject to public use covenants.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#33 - Parking Structure 5

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	2/06/09
Value at acquisition	\$14,500,000
Estimate of Current Value (Book Value)	\$13,320,945
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	155 Broadway
APN	037-015-11, 037-015-10
Lot Size	106,847 sq.ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$13,320,925
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$(157,223) ②
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

- ② Parking structures are operated as a pool. This entry represents a negative net, annual cost for parking structures combined.



Background

The Redevelopment Plan and Implementation Plans dated November 1994 (pages 29, 34), December 1997 (page 30), December 1999 (pages 3, 19, 24), December 2002 (pages 6, 9), December 2004 (pages 7, 17), and December 2009 (page 9) authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed parking structures to serve Downtown Anaheim parking demand which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The six Downtown Anaheim parking structures now owned by the Successor Agency, provide employee, customer, resident, and visitor parking for all downtown buildings and were designed and development under a shared parking plan. Downtown Anaheim contains a mix of uses including office, retail, and restaurant, recreational and residential units. The Parking Structures were developed to provide the code required parking for each of the downtown developments and each structure is encumbered with parking easements agreements and/or parking leases for that purpose.

CarPark 5 – an underground parking structure located at 155 W. Broadway was constructed in 2007 and serves as resident parking for the Carnegie Building, Promenade Lofts, and Doria Lofts Apartments. It also provides employee parking for the Muzeo, Museum, CIM Retail and Disney Travel. Visitor and customer parking for the CIM retail space and the Muzeo are located on the street level lot of CarPark 5 at 290 S. Lemon.

This parking structure was constructed using Tax Allocation Bonds and is therefore subject to public use covenants.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#34 - Parking Structure 6

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	12/24/08
Value at acquisition	\$6,800,000
Estimate of Current Value (Book Value)	\$6,172,006
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	201 Broadway
APN	036-194-01
Lot Size	39,801 sq. ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$6,172,006
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$(157,223) ②
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

- ② Parking structures are operated as a pool. This entry represents a negative net, annual cost for parking structures combined.



Background

The Redevelopment Plan and Implementation Plans dated November 1994 (pages 29, 34), December 1997 (page 30), December 1999 (pages 3, 19, 24), December 2002 (pages 6, 9), December 2004 (pages 7, 17), and December 2009 (page 9) authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed parking structures to serve Downtown Anaheim parking demand which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The six Downtown Anaheim parking structures now owned by the Successor Agency, provide employee, customer, resident, and visitor parking for all downtown buildings and were designed and development under a shared parking plan. Downtown Anaheim contains a mix of uses including office, retail, and restaurant, recreational and residential units. The Parking Structures were developed to provide the code required parking for each of the downtown developments and each structure is encumbered with parking easements agreements and/or parking leases for that purpose.

CarPark 6 – an underground parking structure located at 201 W. Broadway was constructed in 2009 and serves as resident and retail parking for the Broadway Arms building.

This parking structure was constructed using Tax Allocation Bonds and is therefore subject to public use covenants.

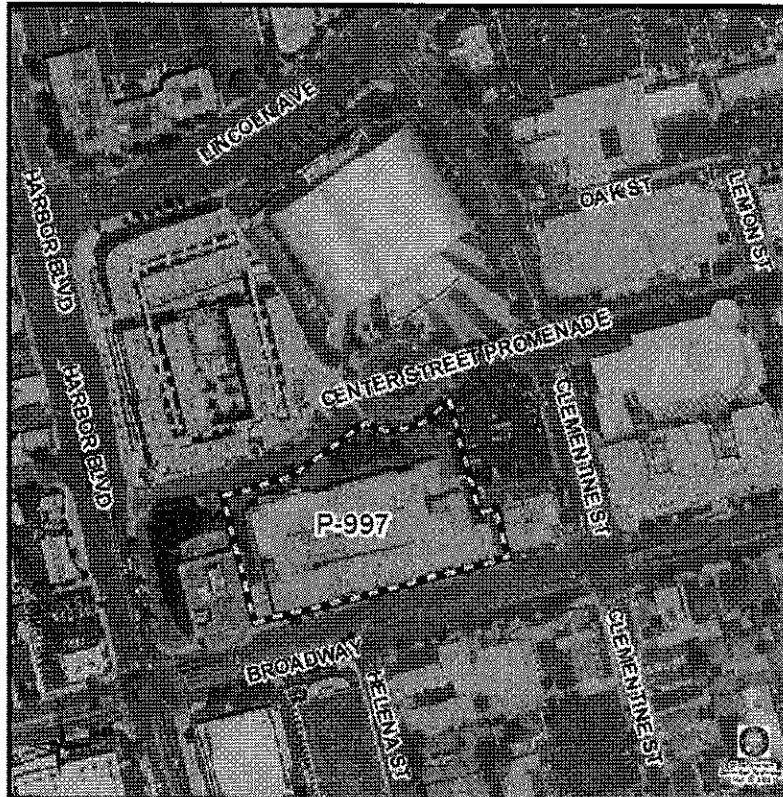
Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#35 - Parking Structure 7

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	3/18/1977
Value at acquisition	unknown ②
Estimate of Current Value (Book Value)	\$1,802,605
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	411 Broadway
APN	036-191-49 (portion)
Lot Size	159,438 sq. ft.
Current Zoning	General Commercial (C-G); Low Intensity Office (O-L), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,802,605
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$(157,223) ③
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.

② The parcel is a composition of varied remnants of multiple parcels from the seventies. No documentation is available to trace acquisition costs back to the remnant parcels.

③ Parking structures are operated as a pool. This entry represents a negative net, annual cost for parking structures combined.



Background

The Redevelopment Plan and Implementation Plans dated November 1994 (pages 29, 34), December 1997 (page 30), December 1999 (pages 3, 19, 24), and December 2002 (pages 6, 9), the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed parking structures to serve Downtown Anaheim parking demand which is consistent with the General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development.

The six Downtown Anaheim parking structures now owned by the Successor Agency, provide employee, customer, resident, and visitor parking for all downtown buildings and were designed and development under a shared parking plan. Downtown Anaheim contains a mix of uses including office, retail, and restaurant, recreational and residential units. The Parking Structures were developed to provide the code required parking for each of the downtown developments and each structure is encumbered with parking easements agreements and/or parking leases for that purpose.

CarPark 7 – located at 411 W. Broadway was constructed in 1987 and serves as employee, visitor and customer parking for the Wells Fargo Building, the 411 retail, space and the United States Post Office.

This parking structure was constructed using Tax Allocation Bonds and is therefore subject to public use covenants.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

REAL PROPERTY REMNANTS #36-44

Background

The parcels of land identified in the LRPMP as the Real Property Remnants are 94 right-of-way parcels throughout the City totaling 17.1 acres. More specifically, these parcels were acquired between 1973 and 1985 in conformance with the Redevelopment Plan and Implementation Plans dated December 1997 (page 74), December 1999 (page 46), December 2002 (pages 13, 15), December 2004 (pages 7, 16, 23), and December 2009, (pages 27, 29), as well as the Redevelopment Plans for Project Alpha and the Commercial Industrial Corridor, (sections 407 and 405 respectively). These street parcels are part of major arterial corridors such as Lincoln Avenue, La Palma Avenue, Tustin Avenue, Lake View Avenue, and Anaheim Boulevard, as well as Center Street realignment and the construction of neighborhoods in the 1980's.

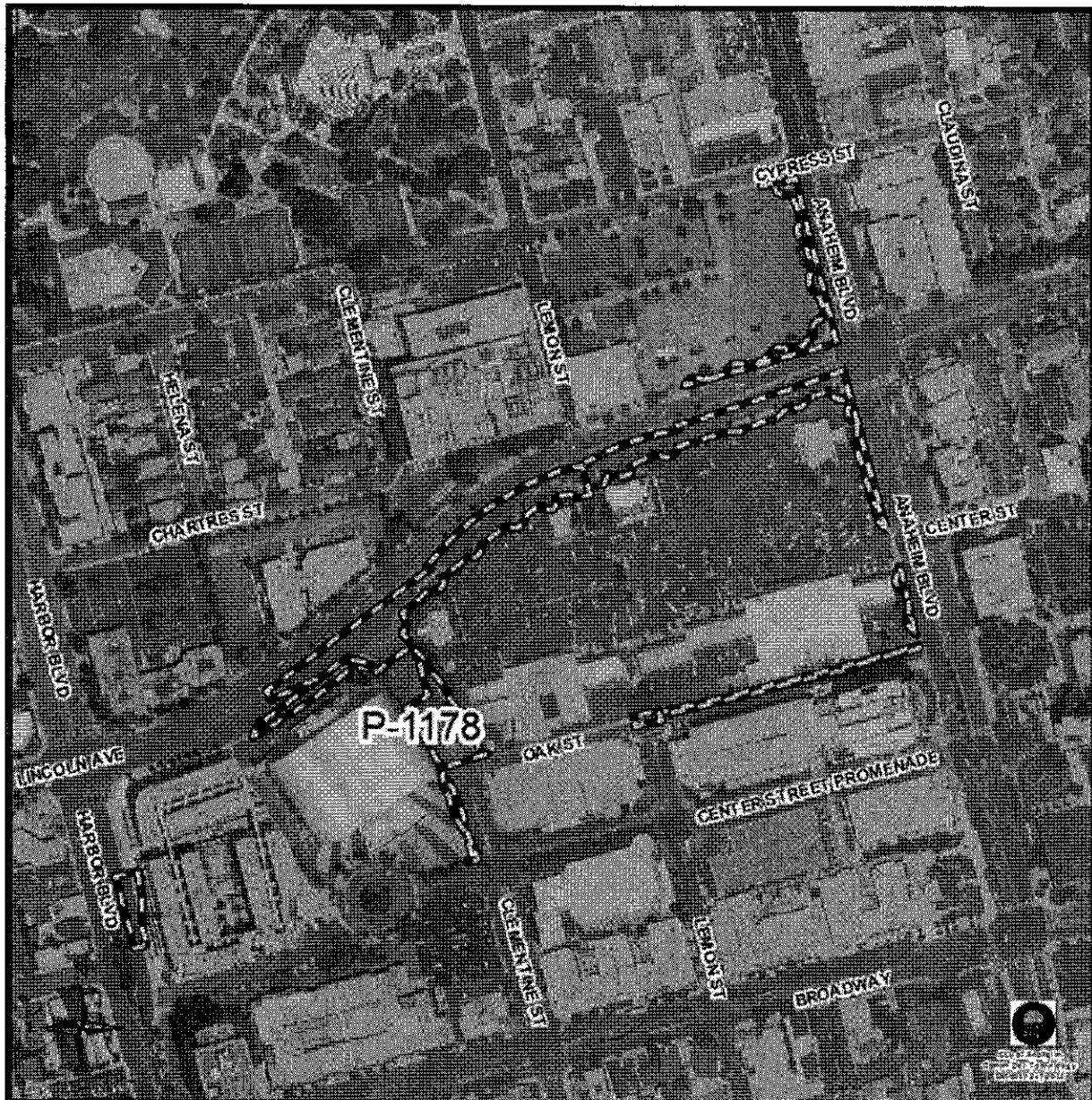
Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

See Data Sheet and Maps on following pages.

#36 - Real Property Remnants - Lincoln Ave. at Anaheim Blvd.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	036-191-40 Lincoln Ave., 036-191-41 Clementine Street, 036-191-42 Harbor Blvd., 036-191-43 Center Street Promenade, 036-191-44 Clementine Street, 036-191-45 Clementine Street, 255-065-06 Lincoln Ave., 255-081-05 Lincoln Ave. and Anaheim Blvd., 255-082-08 Lincoln Ave and Anaheim Blvd., 037-011-21 Oak Street, 037-011-24 Oak Street, 037-011-25 & 037-011-26 tree wells on Anaheim Blvd., 037-011-58 Breezeway between parking structure and building
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.

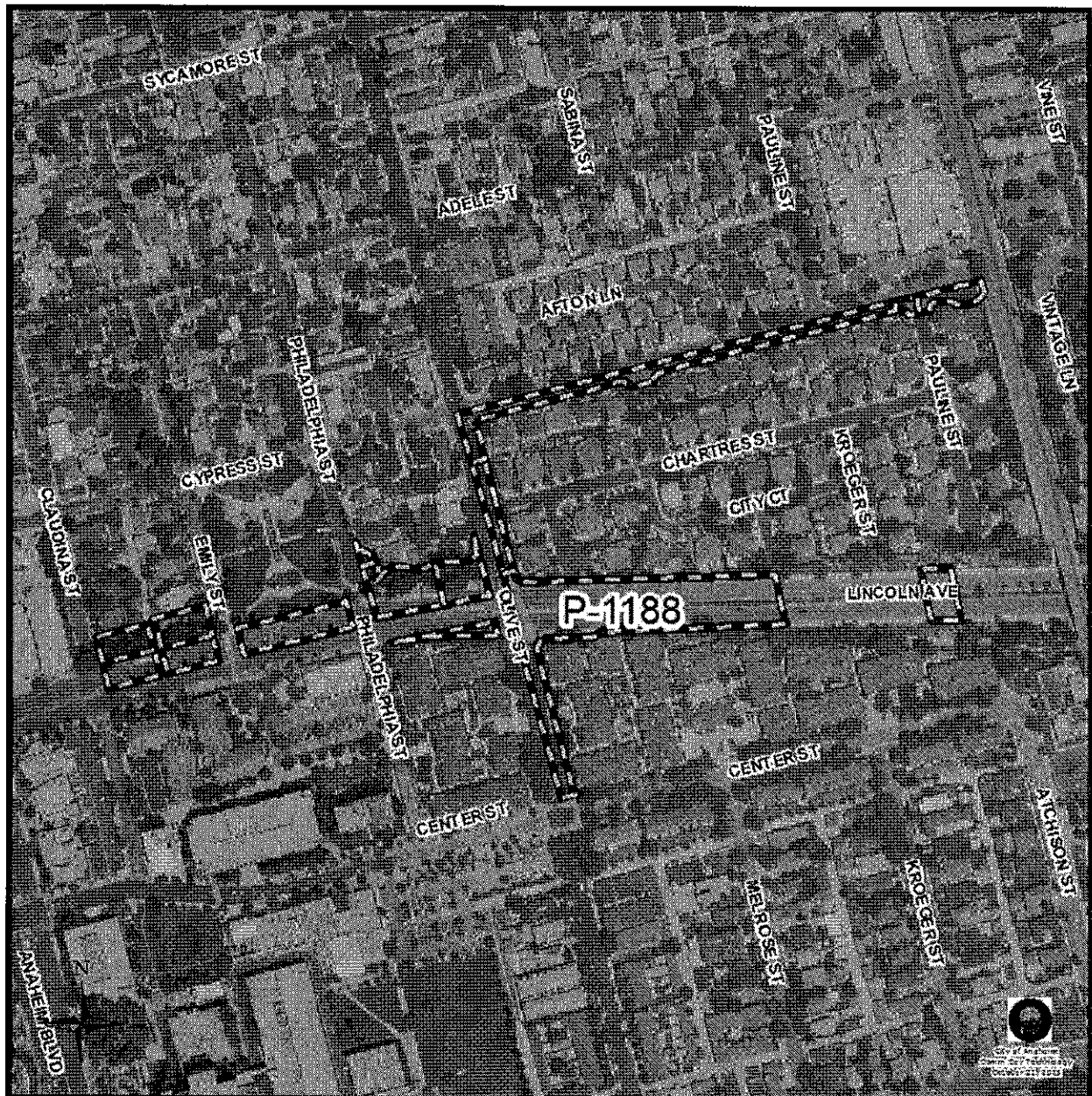


Lincoln Ave. at Anaheim Blvd.

#37 - Real Property Remnants - Lincoln Ave at Olive Street

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Not Available ①
Value at acquisition	Various
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	035-187-15 Lincoln Ave., 035-187-18 Lincoln Ave., 035-187-55 Olive Street, 035-187-58 Cypress Street, 035-187-68 Pauline Street, 255-072-05 Lincoln Ave., 255-072-06 Lincoln Ave., 255-072-07 Lincoln Ave., 255-072-08 Lincoln Ave., 255-073-02 Lincoln Ave., 255-074-22 Lincoln Ave., 255-074-25 Lincoln Ave., 255-074-26 Lincoln Ave., 255-075-17 Lincoln Ave., 255-075-18 Lincoln Ave., 255-075-19 Lincoln Ave.
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.



Lincoln Ave. at Olive St.

#38 - Real Property Remnants – Center Street and Atchison Street

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	037-102-31 Center Street, 037-103-32 Center Street, 037-103-33 Alley south of Center Street, 037-104-34 Center Street, 037-104-48 Atchison Street, 037-104-49 Atchison Street, 037-104-50 Alley N of Broadway, 037-104-51 Atchison Street
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.



Center St. at Atchison St.

#39 - Real Property Remnants – La Palma at Lakeview Ave.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	346-191-18 Hancock St., 346-191-21 La Palma Ave., 346-191-22 Hancock St., 346-191-26 La Palma Ave., 346-191-28 La Palma Ave., 346-191-30 Lakeview and La Palma Aves., 346-192- 22 Lakeview Ave., 346-192- 27 La Palma Ave., 346-342-04 La Palma Ave. 346- 351-08 La Palma Ave., 346-351-10 La Palma Ave., 346-351-13 Lakeview Ave., 346-431-01 Lakeview and La Palma Aves., 346-431-06 La Palma Ave., 345-191- 32; 346-192-29; 346-192-31
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.



La Palma at Lakeview Ave.

#40 - Real Property Remnants – La Palma Ave. at Tustin Ave.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	346-141-60 Tustin Ave. 346-142-17 La Palma Ave., 346-142-19 La Palma Ave., 346-142-21 La Palma Ave.
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.



La Palma Ave. at Tustin Ave.

#41 - Real Property Remnants – Water St. - Stueckle Ave.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	251-091-28 N/S alley between Water St. and Stueckle Avenue, 251-091-29 Lemon St.
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.



Water St.-Stueckle Ave. Alley

#42 - Real Property Remnants – La Palma Ave. at Anaheim Blvd.

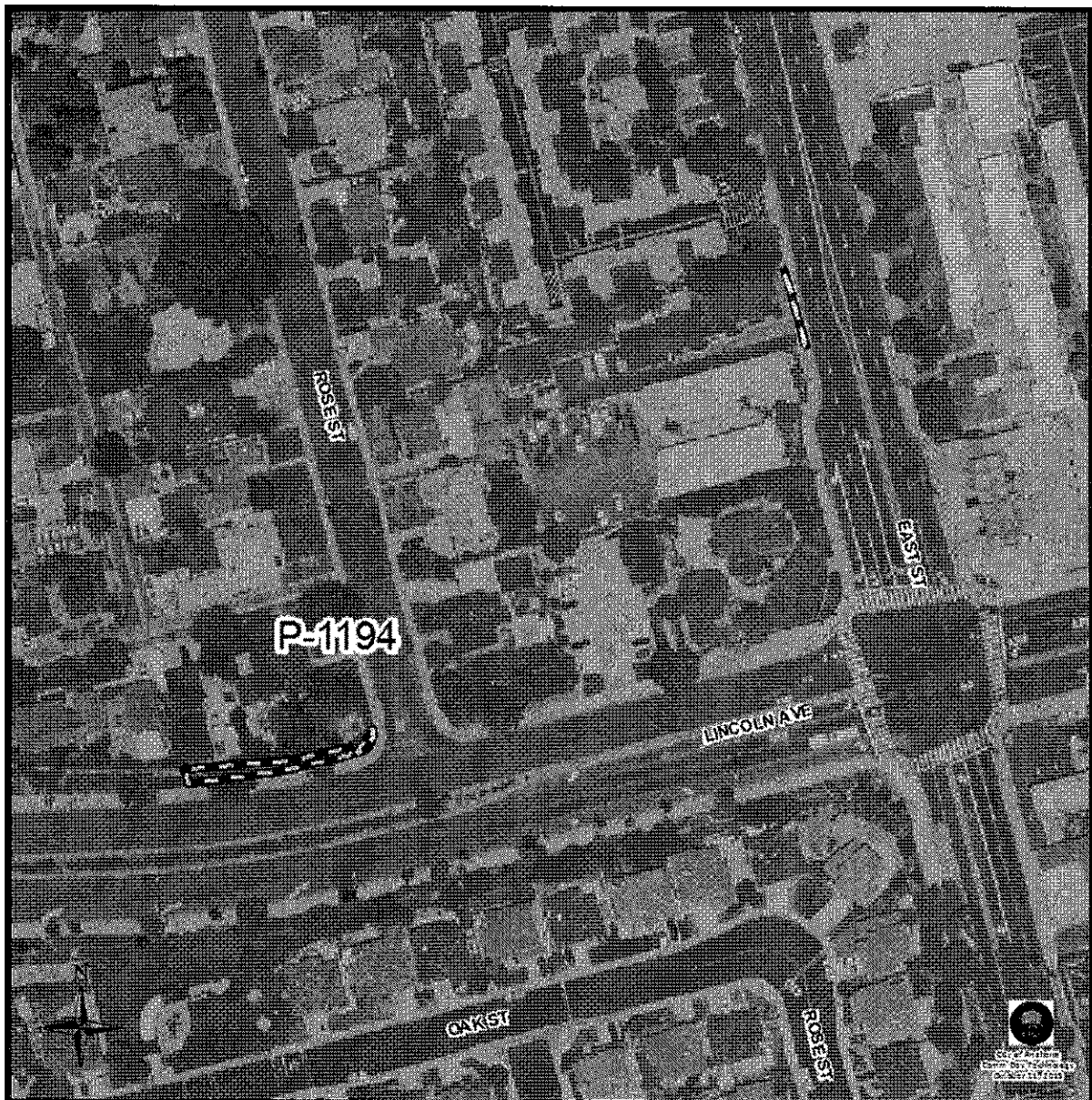
PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	267-152-05 & 267-152-07 Landscape Parcels at La Palma Ave. & Anaheim Blvd.
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.

#43 - Real Property Remnants – Lincoln Ave. and East Street

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	035-233-42 & 035-233-43 Lincoln Ave. 035-234-19 East St.
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.



Lincoln Ave. at East St and Rose St.

#44 - Real Property Remnants – Vine St. at Broadway and Santa Ana St.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	Various
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Street and Right of Way described below
APN	037-162-06 Broadway, 037-162-07 Santa Ana St.
Lot Size	Not Applicable
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
History of Previous Development Proposals, Activity	Parcels acquired for Street and right of way purposes

- ① These parcels are a composition of varied remnants of multiple parcels from the 1970s & 1980s. No documentation is available to trace acquisition costs back to the remnant parcels.

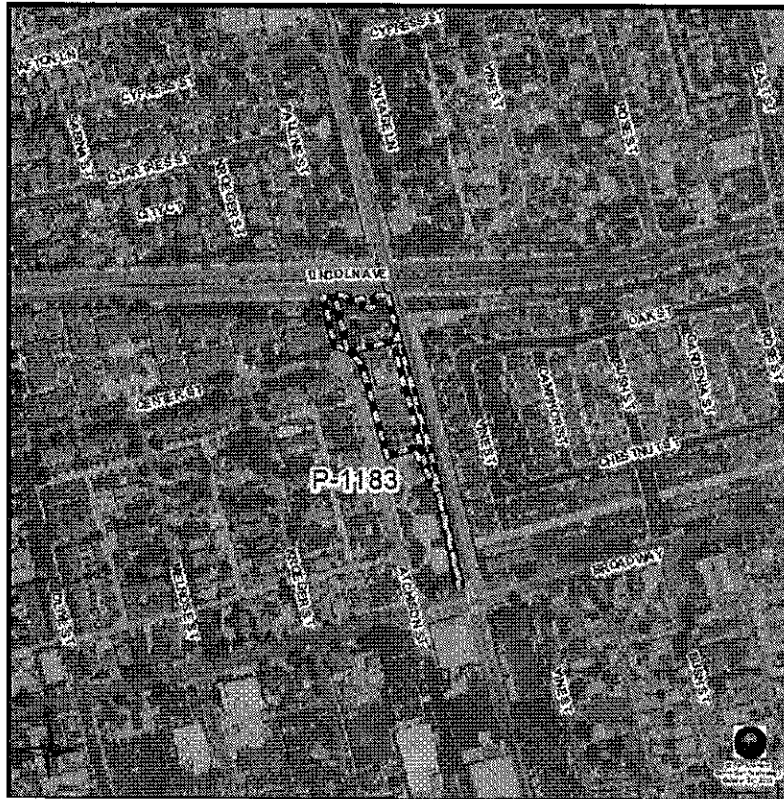


Vine St. at Broadway and Santa Ana St.

#45 - Union Pacific Depot

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	January 1986 – October 1989
Value at acquisition	Not Available ②
Estimate of Current Value	No Successor Agency book value, held as City asset.
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	To implement <u>Redevelopment Plan</u> ; Public Facility
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	100 S. Atchison
APN	035-187-07; 037-150-13; 035-231-57; 037-150-15
Lot Size	1.56 acres
Current Zoning	East Center Street Specific Plan (SP 90-2)
General Plan	Residential-Medium (R-M); Parks (OS-P)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value	NO Successor Agency book value, held as City asset
Appraisal Information	Not Applicable
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	YES
Environmental History	Former railroad site, remediated
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Railroad depot moved to site for historic preservation and public use pursuant to lease with City Continued public use and services.

- ② The parcel is a composition of varied remnants of multiple parcels from the eighties. No documentation is available to trace acquisition costs back to the remnants parcels.



Background

The Redevelopment Plan and Implementation Plans dated December 1997 (page 30) and December 1999 (page 24), authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land and constructed a downtown daycare center to serve area residents and employees.

The use is consistent with the Anaheim General Plan and is provided for in the Downtown Master Plan and reflected in the Downtown Guide for Development. Additionally the Daycare center was constructed in an historic building (a former train station) which was restored and retrofitted for daycare use. There is an enforceable obligation in that there is a long-term lease with the City to provide child care for the neighborhood expiring in 2033. The City has an operating agreement with YMCA to provide same.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#46 - Veterans Monument

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1987
Value at acquisition	Not Available ①
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Public Use
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Anaheim Blvd/Center St.
APN	037-015-08
Lot Size	0.11 acre
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU)
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. To increase public/civic uses downtown developed as public monument to war veterans.

- ① The parcel is a composition of varied remnants of multiple parcels from the eighties. No documentation is available to trace acquisition costs back to the remnant parcels.



Background

The Redevelopment Plan authorized and contemplated civic and public facilities in downtown that encourage and support private investment. The City's Cultural Plan dated June 1999 (page 13) and the Implementation Plan dated December 2002 (page 9) identified the Veterans Memorial as being installed and construction completed. It is now part of a larger public plaza area adjacent to the Carnegie Library and Museo.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#47 - West & Lincoln High School Expansion

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/14/02; 7/26/02; 1/08/03; 4/08/04
Value at acquisition	\$1,755,000
Estimate of Current Value (Book Value)	\$1,609,442
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implement Redevelopment Plan; street widening; remnant to be included in adjacent high school campus
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	1001, 1007, 1011, 1075 W Lincoln
APN	255-033-16, 17, 20, & 23
Lot Size	37,492 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,609,442
Appraisal Information	S White 2/16/2010 \$1,260,000
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$3,700/month
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Eliminate blight, assist school. Previous commercial uses prior to street widening; school uses have been proposed.



Background

The Redevelopment Plan (as represented by the Alpha Redevelopment Plan, Merged Project Area Plan, Implementation Plans dated November 1994 (page 37), December 1997 (page 41), December 1999 (pages 14, 46, 67), and December 2004 (page 7) authorized the acquisition of land and improvements for the provision of required public improvements and facilities. The subject linear property is a series of remnant parcels resulting from a major street widening and improvement project funded by the Agency to mitigate fair-share impacts resulting from ongoing Downtown development, and provide reasonable connections to the resulting alignment impacts from the State of California Interstate 5 widening.

Further, a portion of the property is going to be part of a street widening. The balance of the remnant parcels are adjacent to Anaheim High School and it has been the subject of planning and negotiations with the Anaheim High School District (AUHSD) to incorporate them into the existing campus. The one remaining tenant lease expires 9/30/2024. This effort is consistent with the City's General Plan and is the subject of the Letter of Intent with Anaheim Union High School District dated June 21, 2012. The property will be transferred to the City and sold to the appropriate entity.

#48 - West Anaheim Community Center Parking Lot

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	7/31/2001
Value at acquisition	\$1,850,000
Estimate of Current Value (Book Value)	\$1,854,973
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan. Pledged \$10M HUD 108 Loan, Community Center Parking Lot
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	320 S Beach
APN	126-101-24
Lot Size	33,977 sq. ft.
Current Zoning	General Commercial (C-G)
General Plan	Public-Institutional (P-I)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$1,854,973
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	Not Applicable
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	YES, Hwy 39 bus rapid transit
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion. Removal of blighted structures and influences; purchased and developed for this specific public use.



Background

The Redevelopment Plan (as represented by the Redevelopment Plan for the Merged Project Area, Implementation Plans dated December 1994 (page 77), December 1999 (page 63), December 2002 (page 23-24), December 2004 (pages 7, 20), and December 2009 (page 9) authorized the establishment of public improvements and facilities that supplemented limited or non-existent infrastructure critical to the elimination of blight, and the provision of safe and sanitary conditions basic to an effective community. As legally authorized, the Agency acquired land for the construction of a community center serving youth, and housing community services on the west side of Anaheim. The Center was funded and constructed by the City of Anaheim, and the Successor Agency parcel remaining is for public parking required for the operation of the facility. Establishing the Community Center as a public use was, and is, consistent with the Anaheim General Plan.

The property and improvements will be transferred to the City from the Successor Agency for continued governmental use.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

#49 - 10th Floor City Hall West

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	Yes
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1996
Value at acquisition	\$1,904,000
Estimate of Current Value (Book Value)	\$685,647
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Redevelopment Agency Offices
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	201 South Anaheim Boulevard
APN	Not Applicable
Lot Size	9,600 sq. ft.
Current Zoning	Not Applicable
General Plan	Not Applicable
Estimate of Current Value (Book Value)	\$685,647
Appraisal Information	Not Applicable
Estimated Monthly Revenues	Not Applicable
Contractual Disposition of Revenue	Not Applicable
Brownfield Site	NO
Environmental History	Not Applicable
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)	
History of Previous Development Proposals, Activity	Agency purchased office space in City Hall West.

Background

As part of a comprehensive plan to develop blighted properties in the Downtown, and subject to the Master Plan, the City constructed a new 180,000 sq. ft. office building to support services including Redevelopment and the Public Utility. The Agency paid for their pro rata cost for offices (5.34% of the building; \$1,901,040). Restricted bond proceeds were used to fund the acquisition.

SECOND AMENDED & RESTATED ADDITIONS

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/12/02
Value at acquisition	\$68,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	554 S. West Street
APN	036-131-27
Lot Size	.21 acre
Current Zoning	RS 2
General Plan	R-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$165,000
Appraisal Information	Steve White MAI 4/07/11
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.



Background

This vacant parcel of land was transferred from Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

The Parcel cannot be developed independently due to site constraints (irregular shape, inadequate width for development). This property remains vacant, and is to be retained for Future Development as it was identified in the 2006 Anaheim Merged Project Area Report to Council (pages 6, 8).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/15/02
Value at acquisition	\$63,900
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 1301 S. Avondale
APN	071-363-62
Lot Size	250 sq. ft.
Current Zoning	RS-2
General Plan	R-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	none
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.



Background

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

The Parcel cannot be developed independently due to site constraints (irregular shape, inadequate width for development). This property remains vacant, and is to be retained for Future Development as it was identified in the 2006 Anaheim Merged Project Area Report to Council (pages 6, 8).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	YES
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/12/02
Value at acquisition	\$60,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 910 S. Maple
APN	072-476-33
Lot Size	337 sq. ft.
Current Zoning	RS-2
General Plan	R-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	None
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.



Background

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

Proceeds will go to the County Auditor Controller for distribution to the affecting taxing entities.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/12/02
Value at acquisition	\$60,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 2060 Catalpa Ave.
APN	072-476-34
Lot Size	346 sq. ft.
Current Zoning	RS-2
General Plan	R-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	0
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.



Background

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

The Parcel cannot be developed independently due to site constraints (irregular shape, inadequate width for development). This property remains vacant, and is to be retained for Future Development as it was identified in the 2006 Anaheim Merged Project Area Report to Council (pages 6, 8).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

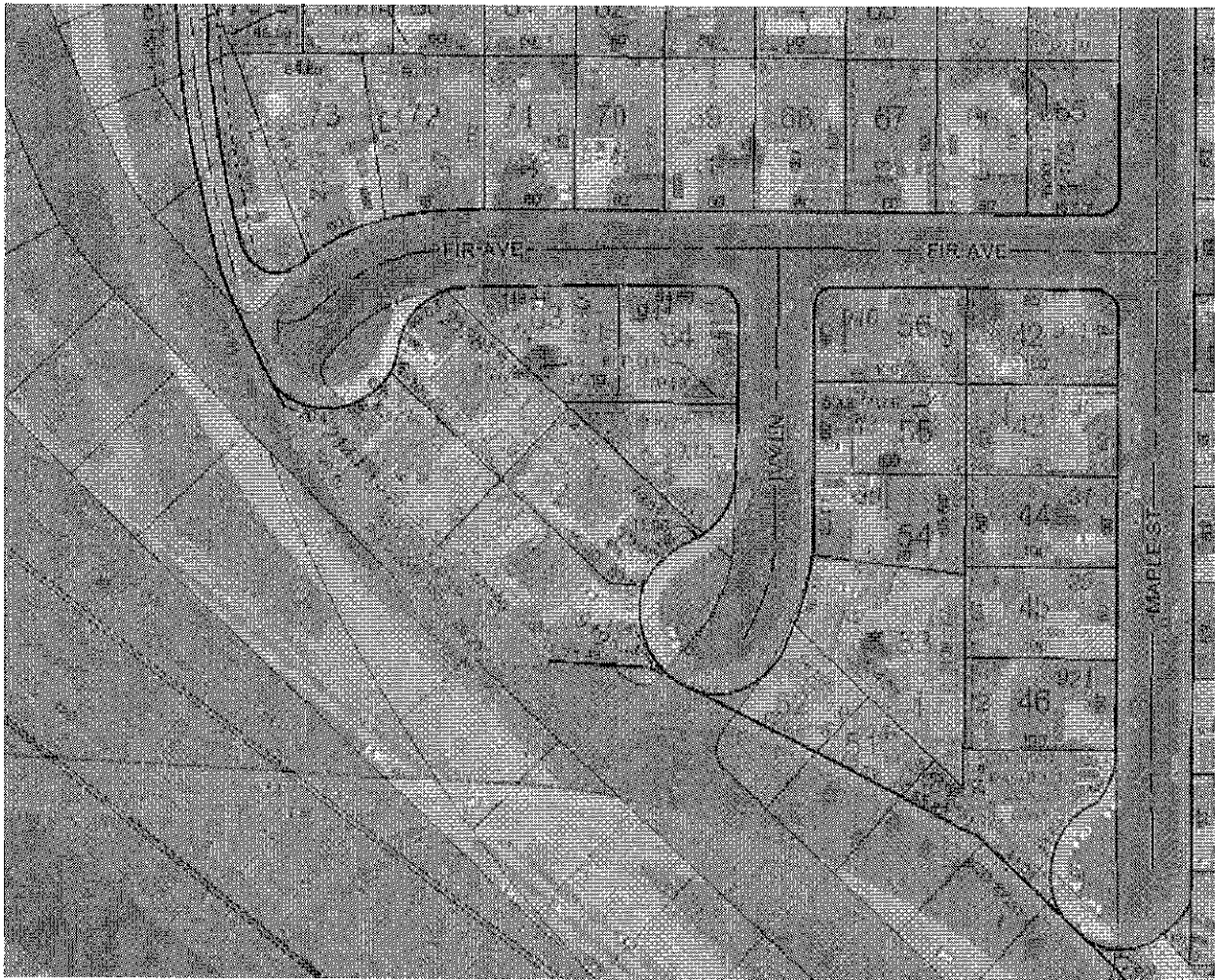
PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/12/02
Value at acquisition	\$60,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implement Redevelopment Plan; Eliminate Blight
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 2130 Catalpa Ave.
APN	072-477-14
Lot Size	35 sq. ft.
Current Zoning	RS-2
General Plan	R-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	None
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

The Parcel cannot be developed independently due to site constraints (irregular shape, inadequate width for development). This property remains vacant, and is to be retained for Future Development as it was identified in the 2006 Anaheim Merged Project Area Report to Council (pages 6, 8).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/14/02
Value at acquisition	\$147,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 2144 Fir Ave.
APN	072-454-21
Lot Size	.11 acre
Current Zoning	None
General Plan	None
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	0
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.



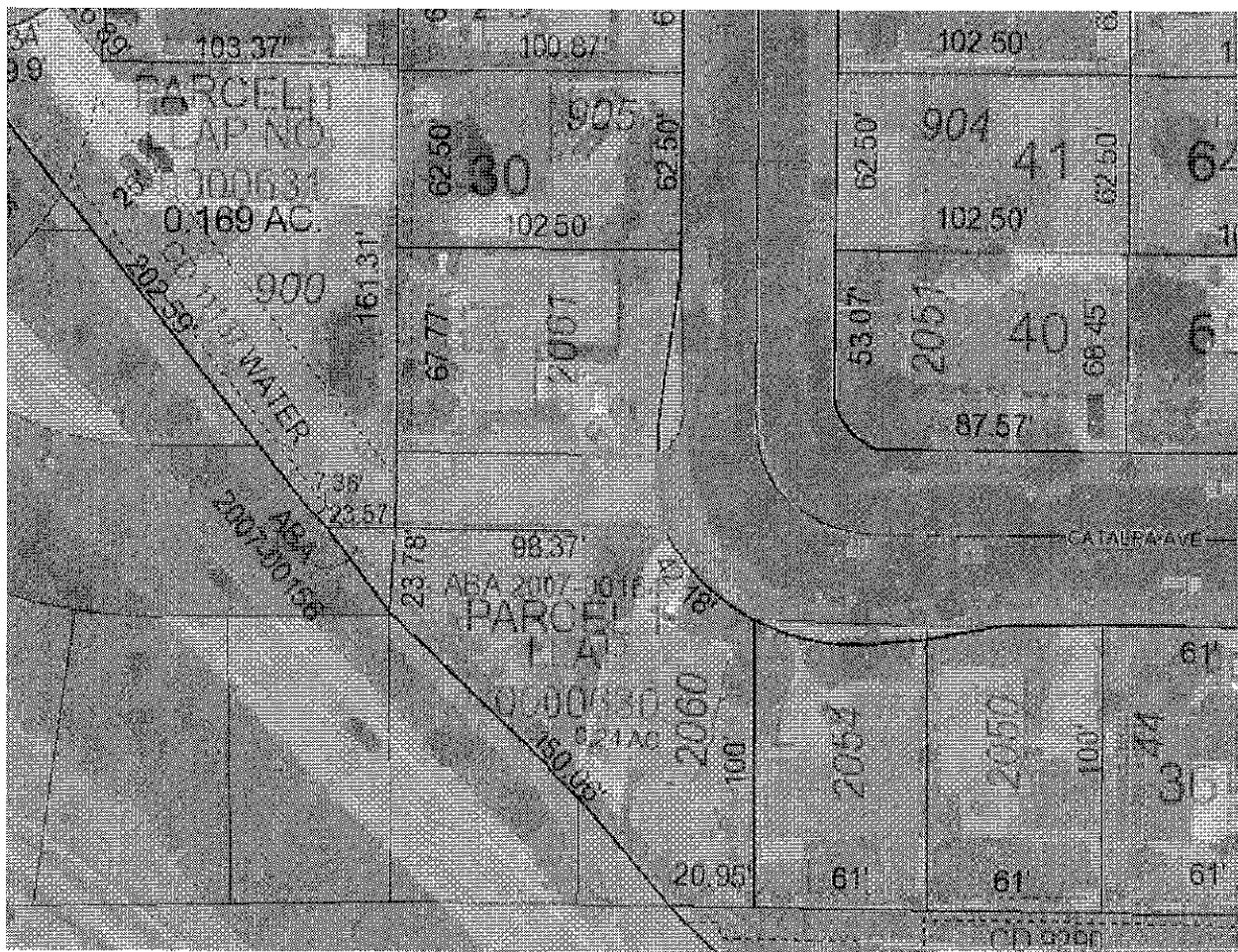
Background

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

The Parcel cannot be developed independently due to site constraints (irregular shape, inadequate width for development). This property remains vacant, and is to be retained for Future Development as it was identified in the 2006 Anaheim Merged Project Area Report to Council (pages 6, 8).

Pursuant to Section 34191.5(c)(2)(A), this property will be used or liquidated for a project identified in an approved redevelopment plan and will therefore transfer to the City for future development.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	YES
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/14/02
Value at acquisition	\$49,600
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 2060 Catalpa Ave.
APN	072-478-24
Lot Size	719 sq. ft.
Current Zoning	RS-2
General Plan	R-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	none
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.

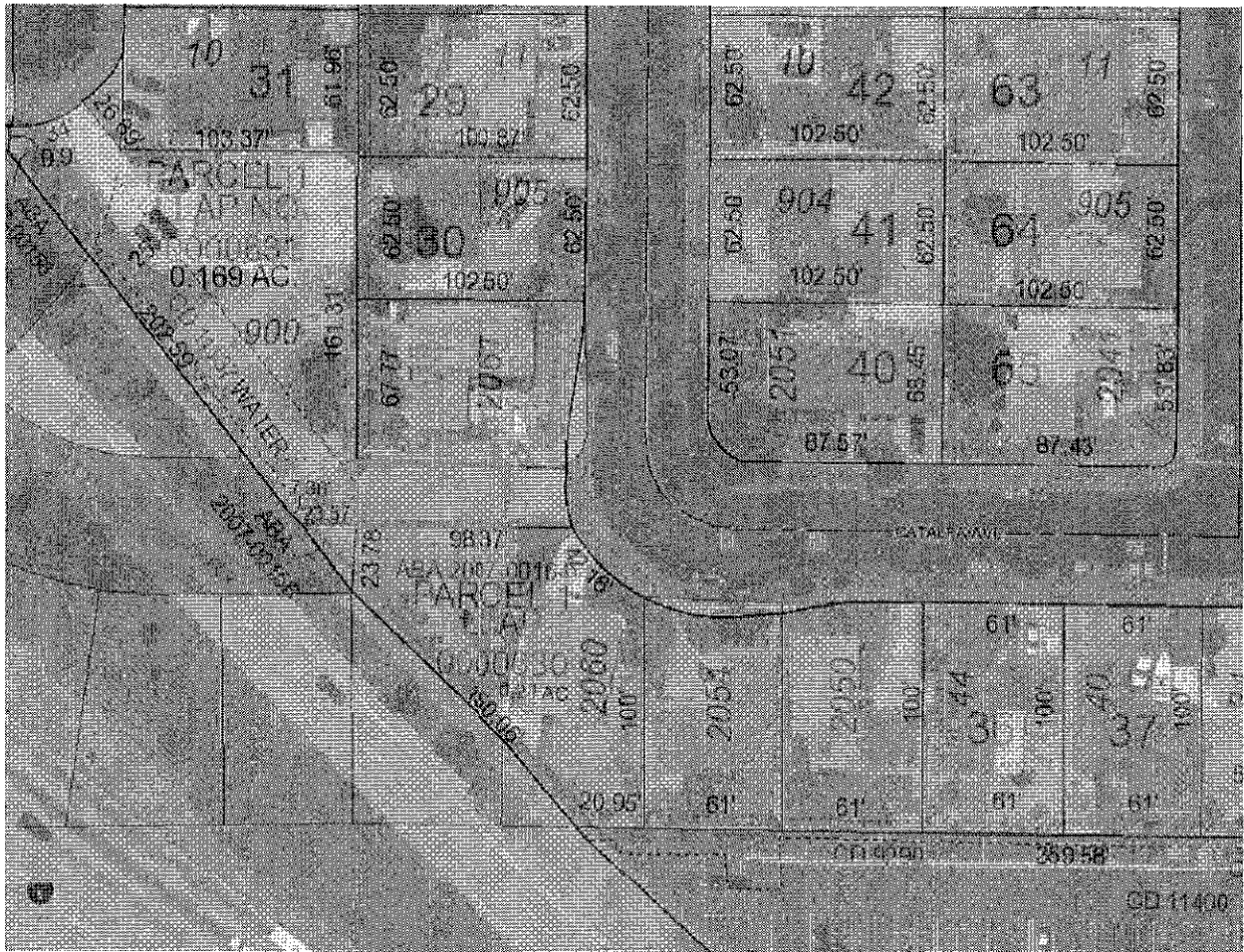


Background

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

Proceeds will go to the City Auditor Controller for distribution to the affected taxing agencies.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	YES
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/07/02
Value at acquisition	\$60,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Housing
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 2060 Catalpa Ave.
APN	072-478-25
Lot Size	1759 sq. ft.
Current Zoning	RS-2
General Plan	RS-L
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	0
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	No
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	No
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Caltrans widening remnant; combine with adjacent property.



Background

This vacant parcel of land was transferred by Caltrans to the Redevelopment Agency in September 2002. The parcel was a remnant created when Caltrans widened the adjacent freeway and created a blighting condition. Anaheim took the property so that its blighting influence could be minimized by combining with the adjacent property

Proceeds will go to the County Auditor Controller for distribution to the affecting taxing agencies.

REAL PROPERTY REMNANTS #58-63

(To be retained for Governmental Use)

Background

The parcels of land identified in the LRPMP as the Real Property Remnants are right-of-way parcels throughout the City. More specifically, these parcels were acquired over an extended period in conformance with the Redevelopment Plan and Implementation Plans dated December 1997, December 1999, December 2002, December 2004, and December 2009.

These properties are incorporated into streets, sidewalks and other public Right-of-Ways.

Pursuant to Section 34181(a), this property will be retained for governmental use. As such, the Oversight Board directs the Successor Agency to transfer this property to the City or appropriate public agency.

See Data Sheets and Maps on following pages.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/30/06
Value at acquisition	\$14,268,000
Estimate of Current Value (Book Value)	
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Right of Way
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	SEC Olive St. / Santa Ana St.
APN	037-126-73
Lot Size	41 sq. ft.
Current Zoning	RM-3
General Plan	R-LM
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	None
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	No
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Right of Way



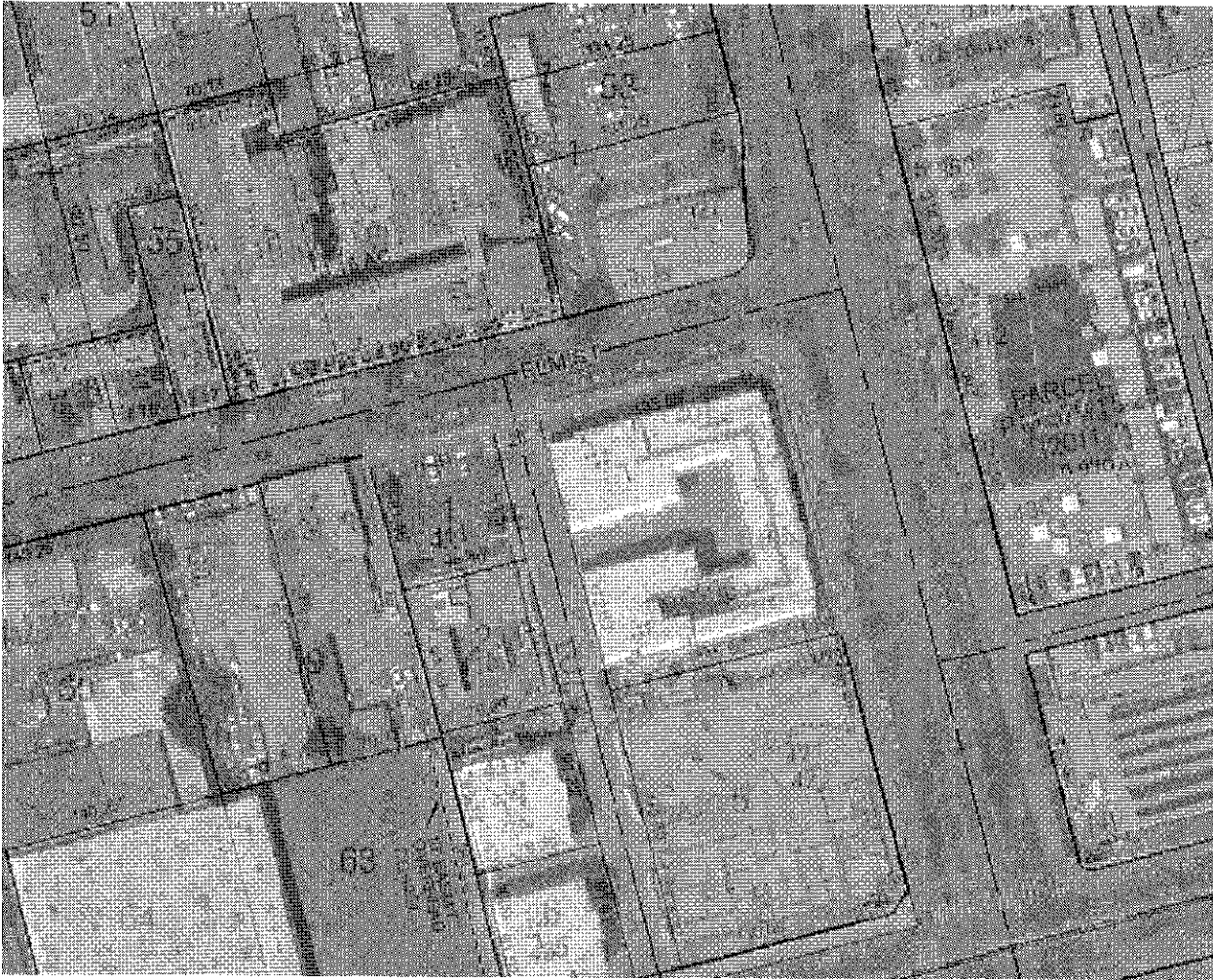
SEC Olive St. / Santa Ana St.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1993
Value at acquisition	0
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Right-of-Way
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 274 Cypress St.
APN	035-231-59
Lot Size	4517 sq. ft.
Current Zoning	R-LM
General Plan	PCL 22 RS-3 or RM-3
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	0
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	No
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Part of the Right-of-Way



Adjacent to 274 Cypress St.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	12/11/02, 11/16/06
Value at acquisition	\$975,000, 2,125,000
Estimate of Current Value (Book Value)	0 very small portion of two larger parcels became part of street right of way
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Right-of-Way
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 401 & 411 Elm St.
APN	037-022-22
Lot Size	2539 sq. ft.
Current Zoning	Industrial and RM-4
General Plan	R-M
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	None
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Right-of-Way



Adjacent to 401 & 411 Elm St.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	1/05/01
Value at acquisition	\$1,246,000
Estimate of Current Value (Book Value)	0 small portion of much larger parcel became Street ROW
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Right-of-Way
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 425 & 435 Anaheim Blvd.
APN	037-022-23
Lot Size	2916 sq. ft.
Current Zoning	RM-4, Industrial
General Plan	RM
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	None
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Right-of-Way



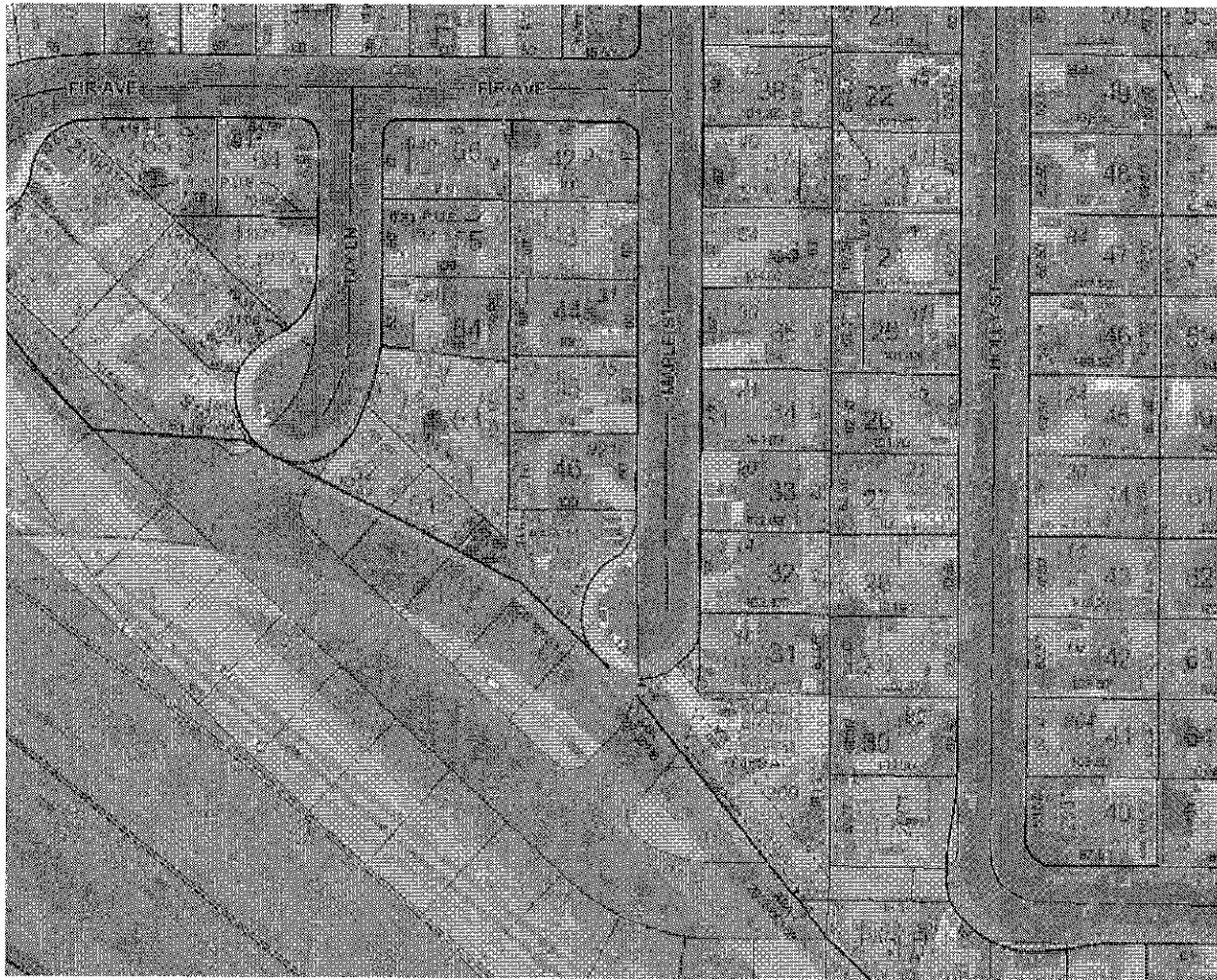
Adjacent to 425 & 435 Anaheim Blvd.

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/07/02
Value at acquisition	\$60,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Right-of-Way
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 1446 N. Buckingham St.
APN	071-352-32
Lot Size	1763 sq. ft.
Current Zoning	RS-2
General Plan	RL
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	0
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Right-of-Way



Adjacent to 1446 N. Buckingham St.

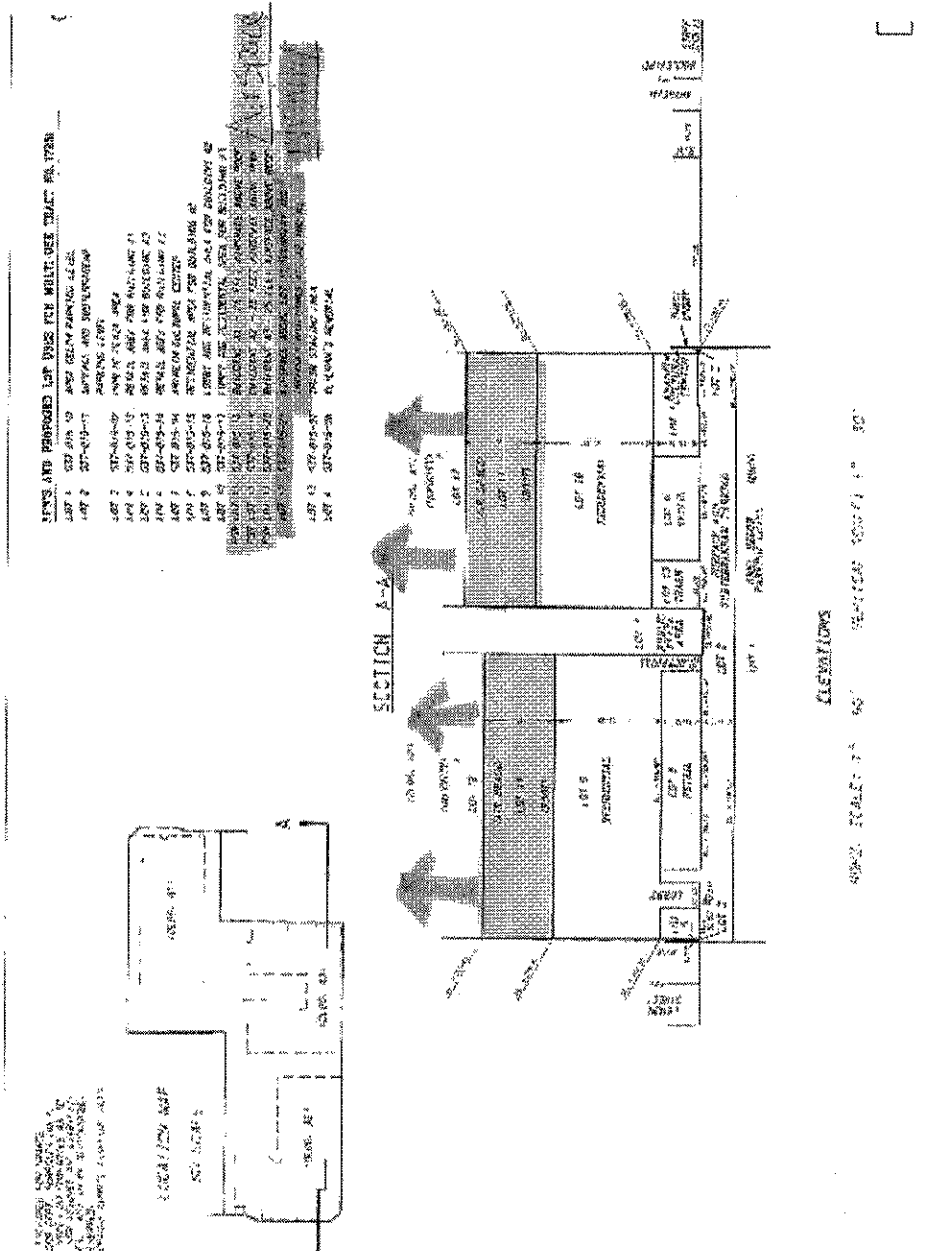
PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	YES
2. Enforceable Obligation	
3. Future Development - Transfer to City	
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	5/12/02
Value at acquisition	\$60,000
Estimate of Current Value (Book Value)	0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Right-of-Way
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	Adjacent to 915 N. Maple St.
APN	072-477-13
Lot Size	94 sq. ft.
Current Zoning	RS-2
General Plan	RL
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	0
Appraisal Information	0
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	0
Contractual Disposition of Revenue	0
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Right-of-Way



Adjacent to 915 N. Maple St.

#64 – Airspace Above CIM Parcel A

PERMISSIBLE USE HSC 34191.5(c)(2)	
1. Government Use	
2. Enforceable Obligation	
3. Future Development - Transfer to City	YES
4. Future Sale by Successor Agency	
ACQUISITION DATA HSC 34191.5(c)(1)(A)	
Acquisition date	2/06/09
Value at acquisition	\$14,500,000
Estimate of Current Value (Book Value)	\$0
PURPOSE OF ACQUISITION HSC 34191.5(c)(1)(B)	
Purpose For Which Acquired	Implementation of Redevelopment Plan; create parking
PARCEL DATA HSC 34191.5(c)(1)(C)	
Address	155 Broadway
APN	037-015-18, 037-015-19, 037-015-20, 037-015-21
Lot Size	106,847 sq. ft.
Current Zoning	General Commercial (C-G), Downtown Mixed-Use (DMU) overlay
General Plan	Mixed Use (MU)
ESTIMATE CURRENT VALUE HSC 34191.5(c)(1)(D)	
Estimate of Current Value (Book Value)	\$0
Appraisal Information	Not Available
ESTIMATE INCOME/REVENUE HSC 34191.5(c)(1)(E)	
Estimated Monthly Revenues	\$0
Contractual Disposition of Revenue	None
ENVIRONMENTAL HISTORY HSC 34191.5(c)(1)(F)	
Brownfield Site	NO
Environmental History	Not Applicable
TOD, SA OBJECTIVES HSC 34191.5(c)(1)(G)	
Potential for Transit-Oriented Development	NO
Advancement of Successor Agency Planning Objectives	YES
SA OBJECTIVES HSC 34191.5(c)(1)(H)	
History of Previous Development Proposals, Activity	Refer to following "Background" discussion.



Background

As described in the Declaration of Covenants and Restrictions and Reciprocal Easements (Parcel A), dated February 6, 2009, between the Anaheim Redevelopment Agency and CIM/ A-2, LP, Lot 11 (APN's 037-015-18, 037-015-19, 037-015-20), Lot 12 (APN 037-015-21) are the Overlying Parcels (air) under which the public parking structure, plaza and CIM buildings have been constructed. This is a remnant parcel resulting from development and subject to the Declaration. The parcel will be transferred to the City for Future Development.

APPENDIX

Website for the City of Anaheim as Successor to the Anaheim Redevelopment Agency

<http://www.anaheim.net/article.asp?id=2088>

Redevelopment Plan

http://www.anaheim.net/com_dev/aRT/SA110813/AmendedandRestatedPlan.PDF

Report to Council Required in Connection with the Adoption of the Redevelopment Plan

http://www.anaheim.net/com_dev/aRT/SA110813/AmendCertainRedPlansAnaheimMergedRedProjectArea.PDF

2005-2009 Implementation Plan for the Anaheim Merged Redevelopment Project Area, December 2004

http://www.anaheim.net/com_dev/aRT/SA110813/2005-2009ImplementationPlan.PDF

Midterm Review of the Second Five Year AB 1290 Implementation Plan for All Project Areas 1999-2004, December 2002

http://www.anaheim.net/com_dev/aRT/SA110813/Mid-TermReviewSecondFiveYearAB1290.PDF

The Second Five Year AB 1290 Implementation Plan for All Project Areas 1999-2004, December, 1999

http://www.anaheim.net/com_dev/aRT/SA110813/Second5YearAB1290ImplementPlanProjectAreas1999-2004.PDF

Update of the Implementation Plan for All Project Areas, December, 1997

http://www.anaheim.net/com_dev/aRT/SA110813/UpdateImplementPlan.PDF

AB 1290 Implementation Plan, November 1994

http://www.anaheim.net/com_dev/aRT/SA110813/AB1290ImplementationPlan.PDF

General Plan:

<http://www.anaheim.net/articlenew2222.asp?id=4403>

Zoning Code:

[http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:anaheim_ca\\$anc=](http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates$fn=default.htm$3.0$vid=amlegal:anaheim_ca$anc=)

Brookhurst Overlay Zone:

[http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:anaheim_ca\\$anc=](http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates$fn=default.htm$3.0$vid=amlegal:anaheim_ca$anc=)

South Anaheim Overlay Zone:

[http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:anaheim_ca\\$anc=](http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates$fn=default.htm$3.0$vid=amlegal:anaheim_ca$anc=)

Downtown Mixed Use Overlay Zone:

[http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:anaheim_ca\\$anc=](http://www.amlegal.com/nxt/gateway.dll/California/anaheim/title18zoning?f=templates$fn=default.htm$3.0$vid=amlegal:anaheim_ca$anc=)

North East Area ("The Canyon") Specific Plan:

http://www.anaheim.net/citydepartments/planning/specific_plans/northeast_area/

ULI – The Urban Land Institute Anaheim Plaza Survey Area, a Panel Advisory Service Report, December, 1988

http://www.anaheim.net/com_dev/aRT/SA110813/AnaheimPlazaSurveyArea.PDF

Guide For Development: Greater Downtown of Anaheim, December 2007

http://www.anaheim.net/com_dev/aRT/SA110813/GreaterDowntownOfAnaheimGfD.PDF

Brookhurst Corridor Design and Planning recommendations Study, 1997

http://www.anaheim.net/com_dev/aRT/SA110813/BrookhurstCorridor.PDF

Anaheim Canyon Station Project Study Report, November, 2009

http://www.anaheim.net/com_dev/aRT/SA110813/AnaheimCanyonProject.PDF

Anaheim Center; Guide for Development, January, 1991

http://www.anaheim.net/com_dev/aRT/SA110813/AnaheimCenterGfD.PDF

Go Local Plan, December, 2007

http://www.anaheim.net/images/articles/1788/Final_TMP%2001-10-08.pdf

Cultural Planning in the City of Anaheim, June, 1999

http://www.anaheim.net/com_dev/aRT/SA110813/CulturalPlanningAnaheimJune1999.PDF